

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

June 15, 2020

7:00 p.m.

The Londonderry Township Planning Commission held their monthly meeting on Tuesday, June 15, 2020 via Zoom Telecommunication due to Corona Virus Pandemic.

Present: Bruce Grossman, Chair
Patience Basehore, Vice-Chair
Adam Kopp, Secretary
Irvin Turpin, Member
Carolyn Stoner, Member - Absent
Jeff Burkhart, Zoning Officer
Andrew Kenworthy, HRG
Jim Diamond, Township Solicitor
Susan Yocum, Township Solicitor
Alexa Korber, Tri-County Regional PC

Attendees: Jeff Camp, Managing Director Vision LLC
Adam Davis, Vision LLC
David Tshudy, Vision LLC
Craig Mellott, Traffic, Planning & Design
Charles Courtney, Mc Nees Consulting
Paul Pontius, Core 5
BrianReisinger, Core 5
John Murphy, Alpha Consulting Engineers
Todd Wilson, Alpha Consulting Engineers

REGULAR MEETING

Call to Order

Citizens Input - None

Approval of Minutes – Approval of January 21, 2020 Planning Commission Minutes

Motion to approve January 21, 2020 minutes as printed by Mr. Turpin. Seconded by Ms. Basehore. All in favor. Minutes approved.

Core 5 Conditional Use Application for Logistics Facility Lytle Farm: Mr. Grossman, Chair, reported the following documentation that the Planning Commission has received: letter dated April 15, 2020 from McNees, an application for Core 5 Conditional Use dated April 15, 2020, a Conditional Use Narrative from Core 5 Industrial partners, photos, a letter from HRG dated 4/15/2020, Dauphin County Planning Commission report prepared by ARK on 5/27/20.

Zoning/Codes – Jeff Burkhart

Mr. Burkhart informed the Planning Commission the information received is based on the application dated April 15, 2020. The only changes are in response to some comments reflected in the most recent HRG letter. The Conditional Meeting will be held June 16th at the Board of Supervisor Work Session Public meeting which has been advertised.

Mr. Courtney with Core 5 and Alpha Consulting Firm was the presenter for the Conditional Use Application on Lytle Farm. Mr. Courtney made known one individualized design for a proposed gated emergency access and in addition berming along the portion of the property that adjoins the residential use.

Mr. Grossman, Chair also made known for the record to interject along with the conditional use application, a total of 11 pages of plans dated April 3, 2020 including the line of site plan.

Mr. Murphy, Alpha reviewed the site plans with the Planning Commission and no questions were warranted.

Mr. Mellott, Traffic, Planning and Design reviewed GIS' comprehensive and finalized impact traffic study. Penn Dot provided recommendations. Based on the assessment, Route 230 is the most appropriate access. The land development plan also complied with all applicable standards in the ordinances.

Calls for Discussion:

A lengthy discussion was held which referenced how the volume of traffic was measured in the traffic study, the concern of the westbound grade on Rte. 230, and the possibility of signage provided by Penn Dot. Further discussion was held about the party's responsibility leasing the property, the height of the buildings, the distance between the buildings, traffic access, and storm water management.

Mr. Davis commented that HRG is reviewing the traffic study and will issue their own independent review. Penn Dot and HRG will ensure the concerns will meet the state and local industry standards. Mr. Courtney addressed the Planning Commission's concerns about the drainage and discussed the construction of storm water management.

Tri-County Planning: No Comments.

Citizens' Input: Mr. Grossman, Chair asked for any questions from the public. None were noted.

Ms. Basehore motioned to recommend to the Board of Supervisors consideration of approval (with the conditions listed by Susan Yocum, Solicitor) of the Conditional Use application for this site as presented. Seconded by Mr. Turpin.

Call for Discussion: None

Roll Call Vote: 3 yes 1 no

Motion approved.

Core 5 Application Final Land Development Plan for Logistics Facility Lytle Farm:

Mr. Murphy presented the application for review and consideration of a Final Land Development Plan for a Logistics Facility for Core5 at Lytle (located upon a portion of the Lytle farm site). As part of this application a request for waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested, a request for waiver of S.L.D.O. Sec 22-506 - Requirement to construct curbing along the access drive is requested, a request for waiver of SWM Sec 26-122.3.B - Requirement to install storm water piping with a minimum of 0.5% slope is requested and a request for waiver of S.L.D.O. Sec 22-503.E- Requirement for maximum driveway width of 40' is requested. In addition to the requested Waivers, Deferral of S.L.D.O. Sec 22-506-Requirement to construct curbing along the property frontage on Township streets, Deferral of S.L.D.O. Sec 22-507-Requirement to construct sidewalks along the access drive, and Deferral of S.L.D.O. Sec 22-507-Requirement to construct sidewalks along Township streets are also requested.

Alexa Corber, Tri-County Planning Commission addressed concerns about the management of conservation easements and the amount of parking spaces.

Mr. Murphy noted additional conservation easements will be added and maintained. More parking is added, but will only be constructed if necessary.

Waivers:

- a.) Mr. Grossman motioned to recommend to the Board of Supervisors approval of the Waiver of S.L.D.O. Sec 22-304- Requirement to submit a Preliminary Plat. Seconded by Ms. Basehore.

Call for Discussion: None

Roll Call Vote – All in Favor.

Motion approved.

- b.) Ms. Basehore motioned to recommend to the Board of Supervisors approval of the requested Waiver of S.L.D.O. Sec 22-506-Requirement to install curbing along the access drives. Mr. Kopp seconded the motion.

Call for Discussion: None

Roll Call Vote: Yes

Motion approved.

- c.) Ms. Grossman motioned to recommend the Board of Supervisors approval of the requested Waiver of SWM Sec 26-122.3.B-Requirement to install storm water piping with a minimum 0.5% slope. Seconded by Ms. Basehore.

Mr. Kenworthy, HRG noted it was a minimum slope. The provision would not impact the public. The owner would maintain the easement and the SWM is the responsibility of the owner.

Call for Discussion: None.

Role Call Vote- All in favor.

Motion approved.

- d.) Mr. Murphy recommended to the Planning Commission their approval for the Waiver of S.L.D.O. Sec. 26-122.3B requirement for maximum driveway width of 40' to 48'.

Call for Discussion: A question was posed on the impact of the 48'feet. Mr. Grossman asked that the maximum 400 feet be included in the waiver.

- e.) Ms. Basehore motioned to recommend to the Board of Supervisors approval of the requested Waiver of S.L.D.O. Sec 26-122.3.B-requirement for maximum driveway width of 40' to be 48' with a maximum 400 feet. Seconded by Mr. Grossman.

Call for Discussion: None.

Roll Call Vote: All in favor.

Motion approved.

Deferrals:

- a.) Ms. Basehore motioned to the Board of Supervisors to consider approval of a deferral to construct sidewalks along internal access drives S.L.D.O. Sec 22-507. Seconded by Mr. Grossman.

Call for Discussion: None.

Role Call: All in favor.

Motion approved.

- b.) Ms. Basehore motioned to recommend the Board of Supervisors consider approval (with modifications listed) of the requested Deferral of S.L.D.O. Sec 22-506-Requirement to construct curbing along Township roads, Seconded by Mr. Grossman.

Call for Discussion: None

Role Call Vote: All in favor.

Motion approved.

- c.) Mr. Grossman motioned to recommend to the Board of Supervisors to consider a Deferral of S.L.D.O. Sec 22-507-Requirement to construct sidewalks (along access drives). Seconded by Ms. Basehore.

Call for Discussion: None

Role Call Vote: All in favor.

Motion approved.

Preliminary/Final Land Development Plan Core 5 Lytles Farm was discussed prior to the motion for approval. Question was posed about the emergency access for the Fire Department. Mr. Burkhart noted the Fire Company has the plans for review and is awaiting their comments. A question remained about the intersection site of Rte. 230 in regards to the width of truck and travel lanes. The commission was informed that Penn Dot, HRG and Traffic Design will be working on it prior to permits being issued. PDF copies are available for review.

Ms. Basehore motioned to recommend the Board of Supervisors consider approval of the Preliminary/Final Land Development Plan for this site as presented. Mr. Turpin seconded the motion.

Call for Discussion: None

Role Call Vote: 3 yes 1 no

Motion approved.

Preliminary/Final Subdivision Plan for Vision Ventures Development at Elizabethtown

Mr. Tshudy, Vision Ventures LLC, submitted an application for a Preliminary/Final Subdivision Plan for Vision Ventures Development at Elizabethtown. As part of this application a request for waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested.

- a.) Mr. Grossman motioned to recommend to the Board of Supervisors the consideration of the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Ms. Basehore seconded.

Call for Discussion: None

Role Call: All in favor.

Motion approved.

- b.) Ms. Basehore motioned to recommend to the Board of Supervisors consider approval of the Preliminary/Final Subdivision Plan for this site as presented. Mr. Kopp seconded.

Call for Discussion: None

Citizen's Input: None

Role Call: All in favor.

Motion approved.

Preliminary/Final Land Development Plan for Vision Ventures Development at Elizabethtown – Dave Tshudy submitted the 5-lot subdivision plan for review.

An application for a Preliminary/Final Land Development Plan for Vision Ventures Development at Elizabethtown was presented for review and consideration. Adam Davis, Vision Ventures LLC discussed overall site plan with site improvements.

A question was posed by the Planning Commission on whose property the sewer pumping station would be located. It was made known the pumping station was on the site's property. Questions remained on the number of parking lots, and the hours of operation with anticipation of three shifts. Mr. Mellott discussed the traffic impact study in-depth and noted the report was prepared and submitted to Penn Dot. HRG is in acceptance of the plan. The Traffic Impact Study was submitted to the Township with the improvement plans.

Tri-County Regional Planning Commission – Ms. Korber expressed her concerns about the underdeveloped lot with environmental constraints, streams, wetlands and floodplains. She further noted that Londonderry Township is an MS4 municipality and the MS4 staff could be another resource with any further developments. Mr. Tshudy indicated the subdivision plan does have a conditional use approval with proposed lots 4 and 5 for Londonderry MS4 programs.

HRG Engineers- Andrew Kenworthy

Mr. Kenworthy commented that there are only administrative comments and outside agency approvals as needed.

Questions were posed by the commission about the storm water management waivers and wetlands. Mr. Kenworthy indicated everything was in accordance with DEP guidelines and there are no impacts associated with the floodplains. Also concerns about adequate drainage along Hoffer Road were addressed. Mr. Davis addressed the landscaping including basins for runoff. Questions remained about the long-term obligations for the landscaping. Mr. Diamond noted the owner is responsible for compliance within the ordinance.

Citizen's Input: None

Waivers:

As part of the application for a Preliminary/Final Land Development Plan for Vision Ventures Development at Elizabethtown the following waivers were presented for review and consideration: A request for waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested. , a request for waiver of S.L.D.O. Sec 22-402.12.C.1 - Requirement to construct curbing along the access drive is requested, Sec 22-507-Requirement to construct sidewalks along the access drives are also requested,

a request for waiver of SWM Sec 26-112.14 - Requirement for downstream municipality SWM review is requested, a request for waiver of SWM Sec 26-122.1.F. - Requirement to install storm water piping with a minimum of 2 feet above a seasonal groundwater table is requested a request for waiver of SWM Sec 26-122.3.B - Requirement to install storm water piping with a minimum of 0.5% slope is requested and a request for waiver of SWM Sec 122.3.F- Requirement for minimum 2" drop at SWM facilities is requested.

- a.) Ms. Basehore motioned a request for waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat. Seconded by Mr. Grossman.

Call for discussion: None

Role Call: All in favor.

Motion approved.

Mr. Davis recommended to the Planning Commission consideration of approval of the requested Waiver of SWM Sec 26-112.14-Requirement for downstream municipality SWM review.

Call for Discussion: The Planning Commission discussed the boundary line of the storm water which is the stream located within Londonderry Township. DEP and DCCD will be reviewing the outfalls for water quality rate and volume, and will address any concerns. MS4 is doing a coop with adjoining townships with the Conewago Creek restoration.

- b.) Ms. Basehore motioned to recommend to the Board of Supervisors consideration of approval of the requested Waiver of SWM Sec 26-112.14- Requirement for downstream municipality SWM review with a requirement that the developer provide a set of plans to West Donegal for their information. Mr. Kopp seconded.

Role Call – 3 yes 1 no

Motion approved.

Mr. Davis presented a waiver request of a pipe slope less than .5 percent due to the length of storm sewer runs. These are privately owned and required to be maintained by the owner.

Mr. Kenworthy, HRG indicated the impact should have no bearing to the Township or public due to the pipes on private property and under control of the maintenance agreement by the owner.

- c.) Ms. Basehore motioned to recommend to the Board of Supervisors to consider approval of a waiver of SWM Sec 26-122.3B requirement to install storm water piping with a minimum of .5% slope. Mr. Turpin seconded the motion.

Call for Discussion: None

Role Call: All in favor.

Motion approved.

Mr. Davis requested to the Planning Commission approval for a waiver that due to site constraints, the inlets do not have a two-inch drop. The pipes will be privately owned and maintained by the owner. Mr. Kenworthy concurred.

- d.) Mr. Turpin motioned to recommend to the Board of Supervisors approval of a waiver of SWM Sec 26-122.3F – Requirement to install storm water facilities within a minim 2” drop. Ms. Basehore seconded the motion.

Discussion: None

Role Call: All in favor.

Motion approved.

Mr. Davis requested to the Planning Commission an approval of a waiver of SWM Sec 26-122.1.F-Requirement to install storm water piping with a minimum of 2 feet above a seasonal groundwater table. Basins are designed according to DEP guidance which allows for a 1 foot versus a 2 foot. Mr. Kenworthy did not see any negative impact with allowing it.

- e.) Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of the requested Waiver of SWM Sec 26-122.1.F-Requirement to install storm water piping with a minimum of 2 feet above a seasonal groundwater table. Mr. Turpin seconded the motion.

Call for discussion: None

Role Call: All in favor.

Motion approved.

Mr. Tshudy presented a request for approval of a waiver to install curbing along the access drives that is within the Penn Dot right away.

- f.) Ms. Basehore motioned to recommend the Board of Supervisors consider approval of the requested Waiver of S.L.D.O. Sec 22-402.12.C.1-Requirement to install curbing along access drives within the Penn Dot right away. Mr. Turpin seconded the motion.

Call for discussion: None

Role Call vote: All approved.

Motion approved.

Deferrals:

- a.) Mr. Grossman motioned to recommend to the Board of Supervisors a deferral the requirement of the sidewalks on the interior access drive. Mr. Turpin seconded the motion.

Call for discussion: None

Role Call: All in favor.

Motion approved.

- b.) Ms. Basehore motion to recommend to the Board of Supervisors a deferral for the requirements of sidewalks along the road frontage of Hoffer Road, Rte. 230 and Hertzler Road. Mr. Grossman seconded the motion.

Call for Discussion: None.

Role Call: All approved.

- c.) Mr. Grossman motioned to recommend to the Board of Supervisors a deferral for curbing and gutters along the exterior roads. Ms. Basehore seconded the motion.

Call for Discussion: None.

Role Call: All approved.

Ms. Basehore asked that all waivers and deferrals be reflected on the plans.

Recommendation of Approval to the Board of Supervisors Preliminary/Final Land Development Plan Vision LLC

Mr. Irvin motioned to recommend the Board of Supervisors Approval of the Preliminary/Final Land Development Plan for this site as presented. Ms. Basehore seconded the plan.

Call for discussion: None

Role Call: 3 yes 1 no

Motion approved.

Zoning Ordinance Amendments – Jim Diamond, Solicitor

Review of proposed Zoning Ordinance Amendments relative to construction of utilities within the Township and consideration of recommending adoption by the Board of Supervisors.

Questions and suggestions were proposed by the Planning Commission in regards to the pumping stations on the conditional properties. A suggestion was made for a uniformed definition of the pumping water station and sewer pumping station and keeping it consistent throughout the ordinances.

Mr. Diamond and Mr. Kenworthy will revisit the statutes and see if they are completely comfortable with the language. The Zoning Amendment will be addressed at the next Planning Commission meeting.

Future Items – Continued discussion regarding updates to the Comprehensive Plan

Adjournment

Mr. Grossman motioned to adjourn. Seconded by Ms. Basehore. All in favor. Meeting adjourned 10:23 p.m.



Secretary/db