

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
March 15, 2021
7:00 p.m.**

The Londonderry Township Planning Commission held their monthly meeting on Monday, March 15, 2021 via Zoom Telecommunication.

Call to Order: Mr. Grossman, Board Chair called the regular scheduled meeting to order.

Present: Patience Basehore, Vice-Chair
Adam Kopp, Secretary
Carolyn Stoner, Member
Irv Turpin, Member
Jeff Burkhart, Zoning Officer
Susan Yocum, Solicitor
Alexa Korber, Tri-County Regional PC

Attendees:
Charles Courtney, McNees Consulting
John Murphy, Alpha Consulting Engineers
Mr. and Mrs. Carter - resident
Mr. Jeff Heisey - resident
Mr. Walter Heisey - resident

Citizens Input – None

Approval of Minutes - Approval of February 16, 2021 Planning Commission minutes

Ms. Stoner motioned to approve the January 19, 2021 minutes as presented. Seconded by Mr. Grossman.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Charles Courtney, McNees Consulting, Mark DiSanto, Triple Crown, and John Murphy, Consulting Engineers presented an informal request to the Planning Commission for an amendment for the request for Rezoning (Ag and C-2 Commercial to I-1 Light Industrial) for Par Line Golf (Triple Crown Corporation) – 4545 E Harrisburg Pike property.

Mr. Courtney presented a conceptual site plan with proposed buildings that would be considered flex warehousing for light industrial use for the Township. Mr. DiSanto presented various types of tenants that could be considered users of the flex office to include engineering firms, small manufacturers, water companies, contractors, plumbing suppliers, HVAC suppliers, or sales people. The average user size at the high end would be approximately 30,000 square feet with the average tenant size of 8-10,000.

Mr. Burkhart indicated that he presented the informal request to Ms. Dykman in the MS-4 Department which raised concerns environmentally. There could be hazardous spills due to the types of tenants occupying the warehouses with the possibility of runoffs in the streams. The runoffs could hinder the progress of the MS-4 Department in repairing and keeping the streams clean. The other concern Mr. Burkhart noted was the accessibility to Beagle Road which would need major upgrades.

Mr. Murphy noted if the project moved forward it would be a great opportunity for stream restoration with construction done properly; and in terms of Beagle Road, traffic improvements would need to be worked out.

Citizens Input: Mr. Carter, 5005 Beagle Road, expressed concerns about designs for fencing with child safety, and also background checks. Mr. Jeff Heisey spoke on behalf of Mr. Walter Heisey, 4319 E. Harrisburg Pike, and asked for other comparable properties. Mr. DiSanto identified locations to include Blue Eagle Business Center, Lower Paxton Township; Blue Mountain Business Center, Susquehanna Township, Gateway Corporate Center and Lower Paxton Township. Mr. Jeff Heisey also addressed environmental concerns with the streams. Mr. DiSanto and Mr. Courtney expressed possible benefits for stream restoration in the MS-4 Department. Mr. Jeff Heisey also expressed concerns about tractor trailers and access. Mr. Courtney reconfirmed Mr. Jeff Heisey's concerns and noted a solidified site plan with the Township and PennDOT would need to be completed along with traffic studies.

Call for Discussion: A lengthy discussion was held by the Planning Commission. Concerns addressed:

- 1) R2 development possibilities instead of industrial
- 2) Industrial properties next to residential properties
- 3) Expressed interest in waiting for other projects to be developed along Rt 230 for possible residual effects
- 4) Anticipated date of completion? Response: (7- to 9-year time frame)
- 5) Accessibility to the site and what times of the day? Response: (typically normal office hours 8-5 p.m.)
- 6) Contractors in the zone with 24-7 operations responding to calls
- 7) Concerns of no limitations with I1 zoning? Response: (C2 with conditional uses was also offered)
- 8) Requested more specificity and definite plans for road access, environmental concerns and traffic abatement

Tri-County Regional Planning Commission:

Ms. Korber expressed the following concerns:

- 1) Once zoning changes are made, it is final
- 2) MS-4 Coordinator reviewed and provided input to guide the process
- 3) Changes may have a domino effect – comprehensive plans and land use
- 4) A lot of Rt 230 development planned will go into the future picture

Mr. Courtney does not have a specific proposal, but asked for the Planning Commission's input with no pending application. A concept for an intentional project was in mind and was submitted for input only.

Future Items – Comprehensive Plan Review

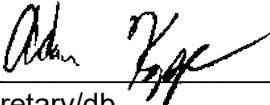
The Tri-County Planning Commission provided a Comprehensive Review Plan Survey that may be completed online in the Londonderrypa.org website, and will also be included in the Spring Newsletter which may be completed and dropped off in the drop box at the Township office. The next Comprehensive Review Plan Zoom meeting is scheduled Monday, March 22, 2021 at 6:00 p.m.

Adjournment

Ms. Stoner motioned to adjourn the regular meeting. Seconded by Ms. Basehore.

Call for Discussion: None

All in favor. Meeting adjourned 8:20 p.m.



Secretary/db