

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS**  
**Work Session Meeting (PUBLIC HEARING)**  
**March 16, 2021**  
**7:00 P.M.**

The Londonderry Township Board of Supervisors held their regularly scheduled work session meeting on Tuesday, March 16, 2021 via Zoom Telecommunications. A Public Hearing is being held for consideration of an ordinance authorizing a zoning map amendment and a proposed amendment to the subdivision and land development ordinance of the Code of Township Ordinances. The public hearing is to receive testimony concerning the proposed ordinance amendments.

**Call to Order:** The Public Hearing was called to order by Board Chair, Mr. Shellenhamer.

**PUBLIC HEARING** – (A court stenographer was present to record the presentation by the applicant for a rezoning request for Rocky Meadow Holdings as well as from the Township’s legal counsel regarding Ordinance Amendments, questions from the Board of Supervisors, and comments and suggestions from the public) Public Hearing closed at 7:37 p.m.

**BOS Work Session Meeting**

**Call to Order:** Board Chair, Mr. Shellenhamer reconvened the regular Work Session Meeting at 7:38 p.m.

**Attendance Role Call:** Anna Dale, Member  
Ron Kopp, Vice-Chair  
Mel Hershey, Member  
Mike Geyer, Member

**Present:** Steve Letavic, Township Manager  
Jeff Burkhart, Code/Zoning Officer  
Susan Yocum, Solicitor

**Attendees:** David Tshudy, Vision LLC  
Mike Wood, HRG  
Dan Schranghamer, GSP

**Salute the Flag**

**Citizens Input - None**

**Approval of Minutes** – March 1, 2021 BOS regular meeting minutes

Ms. Dale made a motion to approve the March 1, 2021 Board of Supervisors regular meeting minutes with the noted correction for Les Gilbert’s credentials to read as Director of EMA. Seconded by Mr. Geyer.

Discussion: None.

All in favor. Minutes approved.

**Manager's Report – Steve Letavic**

Mr. Letavic presented to the Board for consideration of approval of Resolution 2021-08 authorizing the change of the depository account for the electronic deposits of EIT, LST, ACT 205 Funds and Foreign Fire Insurance Funds.

Ms. Dale motioned to approve Resolution 2021-08, Seconded by Mr. Kopp.

**Call for Discussion:** None

All in favor. Motion carried.

Mr. Hershey questioned the state budget cycle for proposal of PSP fees. Mr. Letavic noted it is an annual request. A legislative meeting is scheduled with the possibility of discussion, but it does not appear it may be passed during this current budget cycle.

**Codes & Zoning Report – Jeff Burkhart and Legal Counsel**

**Consideration of Approval of the Ordinance 2021-03**

Mr. Burkhart, Codes Officer, presented to the board for consideration of approval of the Ordinance 2021-03 Amendment to the Code of Ordinances Chapter 27 (ZONING), Section 202 (Zoning Map) and the ZONING MAP to rezone the parcel identified as Dauphin County Property Identification No. 34-011-087-000-0000, with an address of 122 S Geyers Church Road from Residential R-1 to Residential R-2.

Mr. Hershey motioned to approve Ordinance 2021-03 as presented. Seconded by Mr. Kopp.

**Call for Discussion:** Mr. Shellenhamer expressed the need for residents to volunteer in the Fire Company and thought the ordinance for the requested rezoning might present an ideal opportunity for that purpose. Mr. Hershey further indicated the need for water and sewer replacement for properties in this area which could benefit from this extension of utilities. A builder is now available to partner and assist with the water and sewer lines. Mr. Kopp also expressed his support and belief that this a great opportunity for affordable housing and a good location for the potential housing for the anticipated 1800 new jobs with the upcoming projects with Core 5 and Vision.

All in favor. Motion carried.

**Consideration of Approval of the Ordinance 2021-04**

Mr. Burkhart presented to the board for consideration of approval of the Ordinance 2021-04 Amendment to the Code of Ordinances of the Township of Londonderry, Chapter 22, SUBDIVISION AND LAND DEVELOPMENT, to revise definitions, and regulations for Manufactured Home Parks and the Provisions applicable to FEES.

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Mr. Geyer motioned to approved Ordinance 2021-04. Seconded by Ms. Dale.

**Call for Discussion:** Mr. Geyer offered his appreciation to Jeff, Ed and Charlie for all of their hard work with the ultimate goal of separation of guidelines for existing developments and those for new developments with regulations that are easily defined.

All in favor. Motion carried.

### **Consideration of Approval of the Ordinance 2021-05**

Consider approval of the Ordinance 2021-05 Amendment to the Code of Ordinances of the Township of Londonderry, Chapter 14, MANUFACTURED/MOBILE HOMES AND MANUFACTURED/MOBILE HOME PARKS, to expressly establish new regulations on Manufactured/Mobile Homes within the Township.

Ms. Yocum discussed Chapter 14 as the companion ordinance to Chapter 22. Dan Schranghamer from GSP noted that concerns which were raised by Cedar and Pine Manor, and the revisions which were made by the Township solicitor did address the concerns and are relatively minor. Mr. Burkhart commented that there are no habitability guidelines currently available and the proposed ordinance provides the Township with that tool.

Ms. Dale motioned to approve Ordinance 2021-05 and Mr. Geyer seconded the motion.

**Call for Discussion:** Mr. Kopp questioned how the trailer parks would be notified. Mr. Burkhart had been communicating with the parks and noted the Township will also send out copies of the ordinances including notices with the license renewals. Ms. Yocum further commented there is no change of licensing periods which may be of benefit. Mr. Geyer questioned the licensing fees. The fees are part of the fee schedule and would not be affected. Ms. Dale expressed the importance of good public relations for the Township to notify the parks and send out the information ahead of time.

All in favor. Motion carried.

### **Vision-Elizabethtown, LLC project**

Ms. Yocum presented to the Board for consideration of accepting the Financial Security Agreement, approval for signatures of the Operation and Maintenance (O&M) Agreement, and Development Agreement, and extension of development plan extending the financial agreement to June 14, 2021 which will not impact the developer's obligation to post financial security nor allow them to start construction until the bond is posted.

**Call for Discussion:** A question was raised on how the estimate of \$3,690,602.00 financial security was established. The developer provided a probable cost, and Andrew from HRG, Jeff Camp, and Mr. Letavic were extensively involved in the review process in determining the amount.

Mr. Geyer motioned to approve the acceptance of the Financial Security Agreement, approval of signature of the Operation and Maintenance Agreement, and extension of the development plan for the project to June 14, 2021 with retroaction and no void of coverage. Seconded by Ms. Dale.

### **New Business**

Mr. Burkhart provided a brief overview of the Planning Commission meeting and discussed possible rezoning of the par line for informational purposes only. A formal request was not submitted and it was not an official presentation. The Planning Commission continues to move forward with the comprehensive plan revisions and a survey questionnaire was placed in the newsletter and on the website for the Township resident's consideration.

Mr. Hershey requested an update on the ordinances, especially the fireworks. Mr. Burkhart is in the process of having more ordinances presented to the board in future meetings.

Mr. Hershey further commented on the meeting that Mr. Letavic, Mr. Gilbert and Mr. Hershey attended on hazard mitigation. He noted there are many bridges in Dauphin County that are privately owned and can be built to any standard. An ordinance should be required to be strong enough to hold emergency services. Many bridges are not covered by flood insurance and do not have enough liability. Most flooding conditions now are not caused by rivers and streams, but impaired storm water systems that cannot handle flash storms. Overall, Mr. Hershey believed it was a good informative meeting.

**Old Business** - None

### **Adjournment**

Mr. Hershey moved to adjourn the meeting. Seconded by Mr. Geyer. All in favor. Meeting adjourned 8:24 p.m.



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Secretary/db