

**Londonderry Township
Planning Commission Meeting
Minutes
March 18, 2024
7:00 pm**

Call to Order 7:00 pm.

Chair Bashore

The March 18, 2024 Planning Commission Meeting will now come to Order.

Roll call / Attendance – Members Present: Patience Bashore, Chair
Robert Pister
Irv Turpin
Adam Kopp
Deb Weaver

Absent Ruth Jilka

Present: Dave Blechertas
Duane Brady
Jim Diamond
Mike Wood

Attendees: Casey Cawley Reilly Engineering

Guest: See sign-in sheet

Citizens Input

Planning Commission member Robert Pister made the following statement: “ I ‘am speaking to the Planning Commission here tonight as a private citizen and owner of the existing farm adjacent to the Lytle Farm / Falcon Ridge development. I wanted to let the board know that I've been in active discussions with the developer and based on where we're at right now on that farm I'm going to recuse myself from any of the discussions or the voting on Lytle Farm / Falcon Crest property because it affects my property.”

Approval of Minutes: Planning Commission meeting of February 20,2024.

Chair Bashore

Is there a motion to approve the February 20, 2024 Planning Commission Meeting minutes

Discussion: Are there any changes, modifications or discussion? Hearing none move to vote

Motion by Robert Pister seconded by Deb Weaver

Call for Vote: All in favor signify by saying aye. opposed none
Motion approved unanimously.

Lytle Farms / Falcon Crest

First item on the agenda is Lytle Farms / Falcon Crest development

Duane Brady

A presentation to the Planning Commission is anticipated sometime after April and the developer has signed an extension agreement while continuing to work with the Township Engineer and Township staff to work out some details in the plan before presenting to the Planning Commission.

Tolani Plan

Next on the agenda is the Tolani plan.

Mr. Cawley from Reilly Associates discussed the status of the plan, and summarized the progress that has been made with respect to the Sewage Planning Modules, Highway Occupancy Permit, Utility Certifications, Stormwater, Developers' Agreement, and Financial Securities.

Sewage Planning Module comments were received from the engineer and are minor.

The HOP was resubmitted to PennDOT and those changes are minimal. We are getting property owner sign off.

A note will be placed on the plan stating that 'a permit will not be issued until the utility agreement documents are provided' as a recommended approval modification.

A stormwater review letter was received from DEP with comments asking for additional details that are minor with no plan or system changes to stormwater.

Diamond

Mike it is my understanding you are comfortable with all the waivers relating to the stormwater because they were really alternatives due to their more innovative design related to control, release, etcetera.

Wood

Yes as mentioned they went through DEP review.

Diamond

You said that before but I just thought for the public record it should be re-stated and from my perspective they're almost housekeeping things, and we do have as a condition for finalizing and recording, a declaration of cross easements for the uniqueness egress, the stormwater, the developer's agreement, the financial security agreement, recordable O & M agreement, all acceptable to the Township solicitor and engineers.

Bashore

Brady do you have any comments, do you believe everything has been addressed?

Brady

I think everybody's on board that it's ready to go to the Board of Supervisors.

Diamond

The plan can be placed on the Supervisors agenda with a recommendation for approval by the Supervisors if it is good with the engineers.

Bashore

If there are no other comments or discussion then the next step is to act on the waivers. There are a nine requested waivers each requiring a separate motion.

A motion to recommend approval of **requested waiver** from SALDO section 22-303, which is a submission of a preliminary plan.

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Bob Pister

seconded by Irv Turpin

Call for vote: all in favor 4

abstain 1

motion approved 4:1

A motion to recommend approval or denial of **requested waiver** from SALDO Section 22-403, minimum 20 foot wide easement for all drainage facilities.

Discussion:

Jim Diamond: A question directed to the Township Engineer:
Is it correct to state we don't have any dedicated pipes or anything to the Township in any of these easement areas.
Mike Wood: Don't believe in any of the easement areas.
Cawley: The pipes are in the right of way.

Any additional discussion?

Hearing none do I have a motion?

Motion by Patience Bashore seconded by Irv Turpin ,
Call for vote: all in favor 4 abstain 1
motion approved 4:1

A motion to recommend approval or denial of **requested waiver** from SALDO section 22-507 B sidewalks to have 5 foot minimum width and be located in the street right of way.

Discussion: Bashore: I do believe you did say earlier you would make them 5 feet.
Cawley: They are all five feet.

Any additional comments?

Hearing none do I have a motion?

Motion by Irv Turpin seconded by Patience Bashore
Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

A motion to recommend approval or denial of **requested waiver** from stormwater ordinance section 28-303.10, Stormwater Volume Control.

Discussion: any comments or questions

Hearing none do I have a motion?

Motion by Robert Pister seconded by Deb Weaver
Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

A motion to recommend approval or denial of **requested waiver** from stormwater ordinance, Section 28 -305(9), stormwater facility drainage.

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Irv Turpin seconded by Patience Bashore
Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

A motion to recommend approval or denial of **requested waiver** from stormwater ordinance, Section 28-305(13), stormwater facility setback.

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Deb Weaver seconded by Irv Turpin
Call for vote: all in favor 4 abstain 1
motion approved 4:1

A motion to recommend approval or denial of **requested waiver** from stormwater ordinance Section 28-306(3)(J) Storm sewer flow velocities.

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Irv Turpin seconded by Deb Weaver

Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

A motion to recommend approval or denial of **requested waiver** from stormwater ordinance Section 28-306(4a) for a better flow calculations.

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Robert Pister seconded by Patience

Call for vote: all in favor 4 abstained 1
motion approved 4:1

A motion to recommend approval or denial of **requested waiver** from SALDO Section 22-312(1A)(19D), Utility Certificates of Agreement,

Discussion: Jim Diamond: The recommendation was to make a modification to require a plan note that the utility certificates of agreement would be provided to the Township prior a building permit being pulled

Bashore: We can make that part of this waiver

Any additional comments?

Hearing none do I have a motion?

Motion by Robert Pister seconded by Irv Turpin

Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

A motion to recommend approval of the Tolani plan to the Board of Supervisors

Bashore: Is there a motion to recommend approval of the Tolani plan to the Board of Supervisors conditioned on a plan note that the utility certificates of agreement would be provided to the Township prior to a building permit being pulled

Discussion: any comment or questions

Hearing none do I have a motion.

Motion by Irv Turpin seconded by Robert Pister ,

Call for vote: all in favor indicate by saying aye. opposed none
motion approved unanimously

The remaining portion of the meeting was a discussion regarding the status of the Comprehensive Plan and the scheduling of Training for the members of the Planning Commission.

Bashore:

If there is no other business on the agenda do I hear a motion to adjourn.

Motion by seconded by

Meeting adjourned at 7:46 p.m.