

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES**

May 21, 2018
7:00 P.M.

The Londonderry Township Planning Commission held their regular meeting on Monday, May 21, 2018 at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00 p.m.

Present: Bruce Grossman, Chairperson
Patience Basehore, Vice Chairperson
Jim Szymborski, Member
Carolyn Stoner, Member
Jim Diamond, Solicitor
Jason Hinz, Engineer

Absent: Adam Kopp, Secretary

Attendees: Tony Trost, Engineer for the Rugby Club
Don Jennings
Julie George
Casey Baxendale
Wade Edris
Several members of the Rugby Club were in attendance

Call to Order

Citizens Input - None

Approval of Minutes – March 19, 2018

The minutes of the March 19, 2018 meeting are being tabled because there is not a quorum of members who were present for that meeting to approve them.

Code/Zoning – Jeff Burkhart

Don Jennings of 2435 Schoolhouse Road attended the meeting, he is planning on building a new home on roughly a 22.9 acre piece of land between Schoolhouse Road and Landvater Road that was originally intended to be part an add-on to Mr. Jennings existing house. A list of review comments was presented for review by Mr. Burkhart and Mr. Kenworthy expressing some of their concerns. Dan Hogg presented the proposal for Mr. Jennings. The sketch plans were reviewed by the planning commission and proposed plans for right-of-way access to the property were discussed.

Mr. Hogg stated that after speaking with Mr. Burkhart, he felt that coming off of Landvater Road extended may be a safer better way to come into the property than to come off of Schoolhouse. Mr. Jennings has a deed that is separate that he purchased from the Clauser family. He also purchased over time another adjoining tract which is

landlocked with the exception of a private access right-of-way. There will be two deeded accesses (private right of ways) if both of those tracts are joined together. As part of the review, comments listed in the May 10th letter, the applicant will have to demonstrate they have access that is capable of meeting all of the requirements in terms of fire and emergency vehicles. Ms. Stoner advised Mr. Jennings he needs to do a subdivision to separate what was to have been combined under the previous subdivision plan. It was suggested that the right-of-ways need to be carefully reviewed and that Mr. Jennings consult with an attorney and an engineer to make sure he has those rights and to prepare a new plan.

Rugby Club –

Tony Trost presented the plan to the planning commission and reviewed some of the engineering comments with them. Tony Trost is with Third Mountain Surveying and a licensed surveyor and is also a 35 year member of the rugby club. Mr. Trost discussed plans of building a field for the Harrisburg Rugby team on a field that is currently not being used at Sunset Golf Course. This is an 8 ½ acre piece of ground on Sunset Drive next to the existing ball field. Lighting and parking as well as proposed other uses of the field and club house were discussed during the course of Mr. Trost's presentation to the planning commission.

They are going to be developing it in phases, they are asking for approval for everything up front. Phase 1 is going to be the grading to form the fields, it will involve the detention pond and parking lot. They would like to get it started this summer and seeded before the winter. Ultimately the fields will be lighted and have an irrigation system for the fields, the storm water management pond is going to be built with a storage facility underneath it to store the storm water which will be used to irrigate the fields. They will be building a club house, the club house will probably be Phase 3. The irrigation and the lighting will be Phase 2. There were concerns for lighting for the parking lot. Mr. Trost advised that there will be lighting for the fields which should be sufficient to light up the parking lot, he can have fixtures put on the poles pointing toward the parking lot. They are not proposing to use the field at night as of now. Ms. Baxendale reviewed the county comments under parks and recreation. Mr. Grossman made a motion to table this application until they get their compliance and responses to those compliances back from HRG, Ms. Stoner seconded the motion. All in favor, motion approved. Mr. Hinz brought up the fact that there is a SALDO requirement that requires plan review in 60 days from the plat filing date. The applicant will file a written request for time extension with the planning commission.

Ordinances –

The following ordinances were up for discussion at the meeting:

- An Ordinance to Establish New Regulations on Open Burning was discussed – No motion was made on this ordinance.
- An Amendment to Control Excessive Noise, Nuisances and Temporary Uses – Discussion was made on this ordinance – Mr. Grossman made a motion to accept the ordinance, Ms. Stoner seconded the motion. Motion approved.

- An Ordinance to Add New Provisions Defining and Regulating Nuisances and Addressing the Abandonment of Wells and Septic Systems for Health Safety and Welfare of the Residents was discussed - Ms. Stoner made a motion to accept the ordinance, Ms. Basehore seconded the motion. Motion approved.
- An Ordinance to add New Provisions Defining and Regulating Noise Disturbances for Health Safety and Welfare of the Residents was discussed – Ms. Basehore made a motion to accept the ordinance, Ms. Stoner seconded the motion. Motion approved.
- An Amendment to Chapter 22 (SALDO) for Manufactured/Mobile Home Parks (previously recommended for Board consideration 3/19/18) was discussed with comments made that this ordinance still needs work.

Motion was made by Ms. Stoner to adjourn the meeting. Ms. Basehore seconded the motion. Motion approved.

Meeting adjourned at 9:30 p.m.



Secretary