

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
Work Session Meeting Minutes
November 19, 2019
7:00 P.M.

The Londonderry Township Board of Supervisors held their regularly scheduled meeting on Tuesday, November 19, 2019 at the Londonderry Township Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania, beginning at 7:00 P.M.

Present: Anna Dale, Board Chair
Mel Hershey, Member
Ron Kopp, Member
Mike Geyer, Member
Bart Shellenhamer, Member
Steve Letavic, Township Manager
Andrew Kenworthy, Engineer
Mark Stewart, Solicitor
Jeff Burkhart, Zoning Officer
Kathy Murtorff, Admin. Asst.

Attendees: John Murphy
Jacqueline Dobson
Leta Deatrick
Joe Sheehan
Laura Hayes
Bob Horting
Karl Schell
Steve Winters
Todd Wilson
Paul Pontius
Kevin Green
Mark Allen
Steve Wisniewski
Jonathan Crist
Chris Lawson
Irv Turpin
Tom Jones
Sara & Jay Meyer
John & Pattie Blair
Andy Brant

Call to Order – The Public Hearing was called to order by Chairwoman, Anna Dale at 7pm.

Salute to Flag

PUBLIC HEARING – Core5 Industrial Partners - Approval of Conditional Use Application (A court stenographer was present to record the hearing)

Mr. Charley Courtney with McNeese and applicant, Mr. John Murphy, Project Engineer with Alpha Consulting appeared before the Board to request approval of the Conditional Use Application for a logistics facility to be located at the School Heights property. Following their presentation and testimony, Chairwoman Dale opened the floor to public comment. Mr. Bruce Grossman, Chair of the Planning Commission, and several citizens raised concerns in relation to increased truck traffic, impact on the community and property owners, and pollution. Questions from Board members were addressed in regard to increased traffic, proposed entrance, berming for the line of site, lighting, and potential impact to our MS4. In regard to the numerous traffic concerns raised by citizens and Board members, Mr. Courtney stated the Township will be involved in PennDOT's HOP process. Mr. Hershey also reminded everyone the traffic impact study is just the beginning and PennDot will still determine the final outcome of the traffic.

Before closing the Public Hearing, Mr. Mark Stewart, Township Solicitor, proceeded to list the potential conditions to be attached for the approval of the application –

- Core5 and/or its tenants must submit to the township any plans for the inspection and monitoring of vehicles to ensure compliance with the idling policies and state law, and Core5 and/or its tenants must comply with its operating plan and policy on idling.
- Core5 shall comply with all recommended or required road and lane improvements specified by PennDOT, including, unless otherwise approved by PennDOT, that all driveway modifications are constructed in accordance with PennDOT specifications and requirements, that the southbound left-turn lane along Toll House Road at the intersection of East Harrisburg Pike be reshaped and extended 100 feet to a total length of 260 feet with a turn bay taper of 100 feet in length.
- The third traffic issue there or improvement, an eastbound left-turn lane 225 feet in length with a turn bay taper of 100 feet in length and an imposing median of 50 feet in length with a westbound shifting taper of 370 feet in length will be constructed at the site driveway on East Harrisburg Pike and the center median be re-striped.
- Core5 shall be responsible for extending and connecting its development with public sewer and water utilities. Such extension and connection shall be constructed and the costs thereof paid by Core5 and/or any other landowner that elects to participate in such extension.

- The next condition, Core5 is or shall-- and shall be prohibited from storing, utilizing or transporting materials or products which could decompose by deterioration or flammable liquids, highly combustible or explosive materials or hazardous chemicals until approved by the Board of Supervisors.
- Core5 shall utilize indoor dumpsters and compactors for garbage storage and will not locate dumpsters outside the proposed building unless approved by the Board of Supervisors.
- Core5 is prohibited from using any loudspeakers, producing sounds that are audible on any adjoining residentially used or zoned property unless approved by the Board of Supervisors.
- Core5 will agree to make a contribution to offset the costs of professional services in conjunction with the conditional use application and zoning efforts and review of \$190,000.

Core5 agreed to all conditions.

Public hearing closed at 8:03pm

Regular Meeting

Call to Order: The regular meeting reconvened at 8:05pm. with Chairwoman Dale calling for the following motions:

Approval of the Application for Conditional Use submitted by Core5 Industrial Partners, LLC conditioned upon the conditions identified during the hearing. Motioned made Shellenhamer, seconded by Hershey to approve the Core5, LLC Conditional Use Application. Motion carried.

Approval of S.L.D.O (Sec. 22-304) waiver of requirements to submit Preliminary Plan. Motion by Geyer, seconded by Shellenhamer. Motion carried.

Approval of S.L.D.O (Sec. 22-506) waiver of requirement to install curbing along access drives. Motion made by Shellenhamer, seconded by Geyer. Motion carried.

Approval of deferral of requirement to construct sidewalks along access drives. Motioned by Geyer, seconded by Hershey. Motion carried.

Approval of S.L.D.O (Sec. 22-506) deferral of requirement to construct curbing along the property frontage on Township Streets. Made by Shellenhamer, seconded by Hershey. Motion carried.

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Approval of S.L.D.O (Sec. 22-507) deferral of requirement to construct sidewalks along Township streets. Motion by Geyer, seconded by Kopp. Motion carried.

Conditional approval of Land Development Plan based upon the completion of all items listed in the Plan Review report #3 from HRG dated November 18, 2019 and the receipt of all agency approvals, including PennDot. Motion by Shellenhamer, seconded by Hershey. Motion carried.

Old Business – None

Executive Session- No

Adjournment -

Moved by Shellenhamer seconded by Geyer, the meeting adjourned at 8:15.



Secretary