

LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 17, 2022
7:00 p.m.

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, October 17, 2022 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

Call to Order: Carolyn Stoner, Chairperson called the meeting to order at 7:00 p.m.

Attendance: Carolyn Stoner, Chairperson
Patience Basehore, Vice Chairperson
Adam Kopp, Secretary
Rob Pistor, Member
Irv Turpin, Member
Jeff Burkhart, Codes Officer
Jim Diamond, Solicitor

Attendees: Michael Geyer, Board Member Hillsdale Cemetery
Jim Szymborski, Board Member Hillsdale Cemetery
David Tshudy, Vision, LLC
Greg Holtzman
Jim Knopka
Jeff Shyk, RLA, K&W, LLC
Beckie Hess, K&W, LLC

REGULAR MEETING:

Call to Order: 7:00 p.m.

REGULAR MEETING:

Citizens Input - None

Approval of Minutes –

Mr. Turpin motioned to approve the September 19, 2022 minutes as presented.
Seconded by Ms. Basehore.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Mr. Burkhart introduced Jeff Shyk and Beckie Hess, K&W, LLC. Mr. Shyk submitted to the Planning Commission a response letter dated September 30, 2022 to recommendations made by the Dauphin County and Township Engineer's comments for the Land Development Plan for Expansion of Pine Manor Manufactured Home Park. Mr. Shyk noted a few outside agency approvals are needed in addition to some administrative changes. Mr. Shyk opened the floor for questioning to the Planning Commission and a question was posed about the estimate review and probable cost. Mr. Diamond noted the financial aspect is reviewed by the solicitor and looked at as an administrative response.

A discussion was held on the consideration of a waiver for a preliminary final along with the request of a time extension for approval of the referenced plan for Township Board of Supervisors action for an additional time period of 56 days from November 13, 2022 to January 9, 2023. Mr. Diamond provided information about the consideration of the approval for a waiver for preliminary final and noted as long as the plans stay within the band width, it's common to do the waiver. Mr. Diamond did reiterate concerns with the MPC timelines and the need for extensions.

Ms. Stoner noted that plans of this size are not usually recommended for a preliminary waiver. Ms. Stoner, confirmed with the solicitor that the Township has the option of requesting approval for waivers and further indicated that HRG usually has those recommendations for a waiver once reviewed and if approval is recommended.

The Planning Commission heard the overview of the revised plans and information as partial compliance with previous plan review comments as indicated in the Plan Review Comments Letter from HRG dated October 10, 2022. Any recommendation for future Plan approval is pending favorable response to the "Required Agency Approvals" as listed in said HRG Plan Review Comments Letter.

Ms. Basehore motioned to recommend to accept the requested Time Extension until January 9, 2023 for approval of the Land Development Plan for Expansion of Pine Manor Manufactured Home Park. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Motion approved.

Mr. Burkhart discussed the Township ordinance in accordance with the MPC, which provides the time when the plans are accepted for filing. Mr. Diamond, provided input from a legal perspective. Further review and clarification expected for discussion between the solicitor and the Township on the details of the ordinance.

Review and Accept for filing, materials submitted for Lot Add-On Plan for Hillsdale Cemetery Corporation in accordance with Chap 22, Part 3 Sec 22-304.3.A.

Jim Szymborski and Mike Geyer, Board Members of Hillsdale Cemetery, presented a proposed Lot Add-On in efforts to meet the Dauphin County's request for compliance to certify Hillsdale Cemetery Corporation property records, and relieve the Geyer's United Methodist Church of any unowned properties. The add-on is part of the process for clearing up the records with the Dauphin County Tax Assessment. Several lots on the Hillsdale Cemetery including the old church building (donated to the cemetery) are being considered. Mr. Diamond recommended the church attorney meet and discuss with Eckert Seamans for assurance of formal paperwork regarding ownership with the established land owners.

Mr. Pistor motioned to accept for filing materials submitted for Lot Add-On Plan for Hillsdale Cemetery Corporation. Seconded by Mr. Turpin.

Call for Discussion: None

All in favor. Motion approved.

Review and Accept for Filing, materials submitted for Land Development Plan Amendment - FR Park 283 Logistics Center, LLC in accordance with Chap 22, Part 3 Sec 22-304.3.A.

Mr. Tshudy, Vision LLC, discussed the previous approved Logistics Center Plan and referred to Lot 2 with the number of parking and loading docks. A lease was secured with an International Clothing Company with an anticipation of 500 employees; however, a decrease in trucks. In addition, the employer is requesting an outdoor break area and three outdoor dumpsters. Mr. Burkhart confirmed a complete packet was received and upon acceptance for filing by the Planning Commission, plans will be forwarded to HRG and DCPC for review.

Mr. Turpin made a motion to accept the Land Development Plan Amendment - FR Park 283 Logistics Center, LLC in accordance with Chap 22, Part 3 Sec 22-304.3.A. for filing. Ms. Basehore seconded the motion.

Call for Discussion: None

All in favor. One opposed. Motion approved.

Review and Accept for Filing, materials submitted for Preliminary/Final Land Development and Subdivision Plan – Adam and Sandra Kopp in accordance with Chap 22, Part 3 Sec 22-304.3.A.

Mr. Kopp recused himself.

Mr. Turpin motioned to accept for filing, materials submitted for Preliminary/Final Land Development Plan for Adam and Sandra Kopp. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Motion approved.

Future Items: Comprehensive Review Plan

HRG submitted a Trends Report for the Comprehensive Review Plan to the Planning Commission. Ms. Stoner, Chairperson recommended reaching out to the interested parties that completed the survey. A Comprehensive Plan meeting was tentatively scheduled for Wednesday, November 2, 2022 at 6:00 p.m. Mr. Burkhart will check availability with HRG.

Citizen's Input: Jim Szymborski made a comment about the classification of the streets, and how future development should remain consistent with its' class. A suggestion was further made to recommend the developer upgrade the classification of the road based upon proposed development. Mr. Diamond noted that an intensive regional traffic study would be needed. MPC regulations do not require the developer to do offsite improvements; unless a more global analysis is needed. Mr. Diamond further noted that it would make sense to consider a regional traffic study based on the massive warehouses and larger developments coming. Jim Szymborski further suggested for the Township to reach out to HATS through Tri-County Regional Planning for assistance. HATS role is to develop Regional Transportation Plans(RTP). (Website is <https://www.tcrpc-pa.org/hats-about>.)

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Ms. Stoner, recommended to the Board of Supervisors to consider looking into HATS regarding completing a Corridor Study. Ms. Basehore seconded the motion.

Call for Discussion: None

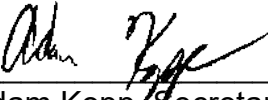
All in favor. Motion approved.

Storage Facility Ordinance Update: Ms. Basehore, questioned the status of the storage facility ordinance. Mr. Burkhart noted Mr. Kazlauskas is almost finished with his part. Once completed, the recommendations are expected to be forwarded to Mr. Diamond, solicitor for finalizing.

Mr. Turpin motioned to adjourn the meeting. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Meeting adjourned 8:45 p.m.



Adam Kopp, Secretary