

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
October 18, 2021
7:00 p.m.**

The Londonderry Township Planning Commission held their regular monthly meeting on Monday, October 18, 2021 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

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

Attendance: Carolyn Stoner, Chairperson
Adam Kopp, Secretary
Robert Pistor, Member
Jeff Burkhart, Codes Officer
Mike Wood, HRG
Tim Arntz, Light-Heigel Associates
Randy Wright, Hanover Engineering

Absent: Patience Basehore, Vice-Chairperson
Irv Turpin, Member

Citizens Input: None

REGULAR MEETING:

Approval of Minutes – September 20, 2021

Mr. Pistor motioned to approve the September 20, 2021 minutes as presented.
Seconded by Ms. Stoner.

Call for Discussion: None

All in favor. Minutes approved.

Code/Zoning – Jeff Burkhart

Gerald Espenshade Subdivision plan – 1850 Schoolhouse Road.

Mr Arntz, Light-Heigel and Associates, presented review and if appropriate, recommendation to the Board of Supervisors on approval of a new one lot and one residual lot. Mr. Arntz noted HRG and Dauphin County Planning Commission comments were addressed.

A discussion was held on the potential dwelling location, driveway access, sewage module and accuracy of county maps in scale with the actual property lines. The Sewage Planning Module was done in advance to establish with DEP that it is a valid lot. Another question was posed on the number of lots available. Mr. Arntz noted that the lots are taken in context with the allotted dwelling units in the Londonderry Township ordinance regulations. Mr. Arntz indicated a full survey was done on the property and will be reflected in the plans. Mr. Burkhart addressed the ordinance zoning regulations and the right of subdivision lots to the Planning Commission. Ms. Stoner questioned if the street itself would create a defacto subdivision. Mr. Burkhart noted that proposed Lot 1 can no longer be further subdivided. Further discussion was held on the deferred curbs and sidewalks which also need to be on the plan.

- **Recommendation to the Board of Supervisors Deferral of Curb and Sidewalks**

Mr. Kopp motioned to recommend to the Board of Supervisors to consider approval of deferral of curbs and sidewalks provided the Township receives a written request of the deferral in advance of the Supervisor's next meeting.

Call for Discussion: None

All in favor. Motion approved.

- **Recommendation Approval to the Subdivision Plan for Gerald D. Espenshade & Wilma L. Wenger.**

Ms. Stoner motioned to recommend to the Board of Supervisors approval of the Subdivision Plan for Gerald D. Espenshade & Wilma L. Wenger Plan contingent on HRG and DCPC comments addressed, and the removal of the structure and the driveway.

Mr. Kopp seconded the motion.

Call for Discussion: None

All in favor. Motion approved.

**Update on Progress of Conditional Use application for Dennis Railing property
4818 E. Harrisburg Pike**

Mr. Burkhart noted the Conditional Use is open until tomorrow evening at the Board of Supervisors' meeting when a hearing will take place. Mr. Randy Wright, Hanover Engineering, discussed in brief the land development plan which will be provided to the Planning Commission. A time extension until December 6th, has been deferred depending on the outcome of the Conditional Use Plan. The land development plan is expected to be submitted in time for the next Planning Commission meeting.

Park land dedication and/or fee in lieu of dedication regarding non-residential development

Susan Yocum, Esquire, provided an update to the Planning Commission regarding the inquiry of park land dedication and/or fee in lieu of dedication regarding non-residential development. The Planning Commission was advised that it is not permissible to have rec fees applied to non-residential developments. An ordinance may be created to apply park fees to residential.

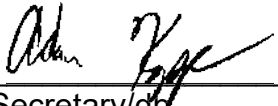
Future Items/Discussion - Comprehensive Plan updates and Zoning amendment to C-2 and I-1 Districts Hearing date (Nov. 16, 2021)

Mr. Burkhart noted the information was sent to two firms for the possibility of assisting with the development of the Londonderry Township Comprehensive Plan. Ms. Stoner requested information on the type of classification for the use of the Rte. 230 Corridor, a scheduled timeframe completing the Comprehensive Plan, and also the level of participation anticipated with the Planning Commission, i.e., meeting once a week, once a month, etc.

Adjournment

Mr. Kopp motioned to adjourn the meeting. Mr. Pistor seconded the motion.

All in favor. Meeting adjourned 7:41 p.m.



Secretary/db