

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

October 21, 2019

7:00 p.m.

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

Present: Bruce Grossman, Chairman
Patience Basehore, Vice Chairperson
Irvin Turpin, Member
**Carolyn Stoner, Member
Adam Kopp, Member
Jim Diamond, Township Solicitor
Andrew Kenworthy, Township Engineer
Jeff Burkhart, Zoning Officer
Kathy Murtorff, Adm. Asst.

Attendees: Todd Wilson
Mel Hershey
John Murphy
Steve Wisniewski
Tim Mellott
Jonathan Crist
*Carolyn Stoner
Michael Stadelmeier
Bob Pistor
Joel McNaughton

(*Ms. Stoner was present as a Township resident when the meeting began)

Call to Order

Citizens Input - None

Approval of Minutes – September 16, 2019

Chairman Grossman called for a motion to approve the September 16, 2019 minutes as submitted. Vice Chair Basehore made a motion, seconded by Mr. Turpin. Motion carried.

Zoning/Codes – Jeff Burkhart

a. **Review of Revised Creekside Meadows Plan IV**

Mr. Burkhart presented the Commission with a slide indicating a revision made to the Creekside Meadows Plan based on their previous review. Mr. Burkhart stated that modifications and deferrals as previously discussed, are now properly listed on the tables in the plan. An additional comment was added to the plan relative to deed restrictions for future installation of any of necessary curb and sidewalks improvements.

- b. Mr. Tim Mellott with Mellott Engineering, Inc. spoke to the Commission and reiterated Mr. Burkhart's report regarding the revisions to the plan as presented to the Commission. Several questions presented by the Commission were addressed to the Commission's satisfaction. Township resident, Carolyn Stoner, raised a concern regarding navigation and transition to and from her driveway to the new extension. Her concerns were addressed by Mr. Mellott. Mr. Burkhart recommended that Ms. Stoner be included in any pre-construction meetings. Mr. Mellott agreed that was a reasonable request. Chairman Grossman asked for comments from the Township Engineer in regard to Ms. Stoner's concerns, Mr. Kenworthy stated they would have engineers in the field inspecting the construction as it progresses and they would work with the homeowner and developer to make sure the transition is appropriate. Being no further discussion, Chairman Grossman asked for a motion to recommend to the Board of Supervisors the approval of Phase IV of Creekside Meadows. Vice Chair Basehore made a motion, seconded by Chairman Grossman to make the recommendation to the Board. Motion carried.

(**Ms. Stoner joined the other members of the Planning Commission for the remainder of the meeting)

c. **Core5 – School Heights – Conditional Use Application**

Mr. Charley Courtney with McNess LLC and Mr. John Murphy, with Core5 Developers came before the Commission to review their Application for Conditional Use to permit a proposed logistics facility on School Heights property and to ask for approval of two design related elements on the application. The first element concerns an emergency access as per a Township Ordinance which may authorize or require alternate ingress and egress routes in addition to access to an arterial street. The proposed location for the emergency access would be from Beagle Road The road would be 20' wide gravel and gated for use only by emergency vehicles. The second element concerns landscape berms as required by a Township Ordinance. The berming approach being taken by the developer is to not remove existing dense vegetation to place berms within a certain yard area, but instead provide the berm within the site and

around the building to preserve vegetation along the perimeter of the site. Following the presentation and answering questions by the Commission, it was asked that the Conditional Use Application be recommended for approval included the two design elements. In addition, it was requested the Land Develop Plan be approved. Before moving onto the Land Development plan, Chairman Grossman opened the floor to the audience for questions/comments.

Mr. Tom Thorpe presented his concerns relative to the time of day the work will take place, exhaust from trucks, idling issues, proximity of the facility to the elementary school and playground, noise and light impact to which the presenters responded to Mr. Thorpe's concerns also stating they will attempt to address some of the typical noise generators coming from the site.

Mr. Jonathan Crist, an audience attendee, spoke on behalf of the residents living in the Stone Creek Development in Derry Township regarding their concerns of increased traffic utilizing the Hummelstown/Middletown Road. Mr. Crist stated they would like to see 2 more lanes added along that roadway in the Derry Township area, doubling the road o 4 lanes. Mr. Crist stated that others with the group are currently at the Derry Township Municipal meeting raising this very issue and with DTMA and will urge them put a halt to any sewer serving Londonderry Township until the issue is addressed. Chairman Grossman thanked Mr. Crist for his comments

Mr. Mel Hershey questioned Mr. Crist if his testimony is that this group is going to try stop the sewer coming to Londonderry Township to which Mr. Crist responded by saying - that's my testimony.

Being no further questions/comments, Chairman Grossman continued the meeting by calling for a motion to recommend to the Board of Supervisors the approval of the Conditional Use Application of Core5 Developers for the School Heights property. Mr. Turpin made a motion, seconded by Vice Chair Basehore the recommendation to the Board. Motion carried.

Chairman Grossman called for a motion to approve the requested application modification for berming as proposed on the plan. Ms. Stoner made a motion to recommend to the Board the modification of the proposed locations of the berms be approved as shown on the plan. Chairman Grossman seconded. Motion carried.

Chairman Grossman made a motion to approve the requested modification for an emergency access to Beagle Road via gated gravel road . Seconded by Vice Chair Basehore. Motion carried.

Mr. Burkhart stated, a public hearing will be held during the November 19th, Board of Supervisor's Work session regarding these requests.

d. **Core5 – School Heights – Land Development Plan**

The meeting continued with discussion on the Land Development Plan. A review by HRG was received and it was noted that all comments were addressed except one Stormwater comment. Chairman Grossman asked Mr. Kenworthy if the traffic impact study comments had been addressed to his satisfaction. Ms. Stoner stated that she is concerned about losing the passing lane on 230 and having to navigate around slow moving trucks. Mr. Kenworthy stated he would take that into the discussion with Penndot as HOP plans are evolved. Discussion was then made on the requested deferrals and waivers. With no further comments regarding the requested waivers and deferrals, the following motions and actions were taken.

Motion to recommend to the Board a waiver of the Preliminary Plan.
Chairman Grossman made the motion, seconded by Mr. Turpin. Vote take with 3 in favor, 1 nay, 1 abstain. Motion carried.

Motion to recommend to the Board a waiver of curbing for the Emergency access road. Ms. Stoner made the motion, Mr. Turpin seconded. Motion carried.

Motion to recommend to the Board deferral of curbing for the three frontage roads – Beagle, Schoolhouse and Route 230. Ms. Stoner made the motion, seconded by Chairman Grossman. Motion carried

Motion to recommend to the Board deferral of the sidewalk requirement on the Emergency access and frontage roads – Beagle, Schoolhouse, and Route 230. Ms. Stoner made the motion, seconded by Chairman Grossman. Motion carried.

Motion to recommend to the Board, the approval of the Final Sub-division Plan . as presented. Mr. Turpin made the motion, seconded by Chairman Grossman. Vote with 3 in favor, 1 nay, 1 abstain. Motion carried.

Comprehensive Plan– Discussion was made on moving forward with updating the Plan.

Adjournment– There being no further business before the Commission, Ms. Stoner moved to adjourn the meeting. Chairman Grossman seconded. Motion carried to adjourn the meeting at 9:12 pm.


Secretary
