

**LONDONDERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**September 20, 2021**  
**7:00 p.m.**

The Londonderry Township Planning Commission held their regular monthly meeting on Monday, September 20, 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  
Patience Basehore, Vice-Chairperson  
Irv Turpin, Member  
Robert Pistor, Member  
Jim Diamond, Solicitor  
Mel Hershey, Board Supervisor  
Jeff Burkhart, Codes Officer

**Absent:** Adam Kopp, Secretary

**Citizens Input:** None

**Introduction of New Member –** Mr. Robert Pistor

**REGULAR MEETING:**

**Approval of Minutes –** August 16, 2021

Ms. Basehore motioned to approve the August 16, 2021 minutes as presented.  
Seconded by Mr. Turpin.

**Call for Discussion:** None

All in favor. Minutes approved.

**Zoning/Codes –** Jeff Burkhart

Mr. Burkhart presented an initial view of the Gerald Espenshade Subdivision plan—Light-Heigel & Associates, Inc., a proposed one-lot, ten-acre subdivision.

A brief discussion was held with the concerns of the possibility of a defacto subdivision of the property, usage of the property, and the location of the driveway. Mr. Burkhart noted the plan is at a very preliminary level and no construction is noted at this time. In addition, a deferral was made for storm water management. The Planning Commission recommended advising HRG that since no construction is currently proposed, the house and driveway should be removed and only the access apron should be included. A recommendation was further made to defer the curb and sidewalks on the plan.

Ms. Basehore motioned to amend the initial agenda to the revised agenda adding the zoning ordinance amendment to remove the conditional uses from the C-2 Commercial District Shopping Center moving them into by-right uses in the I-1 Industrial District (Light) zoning district. Seconded by Ms. Stoner.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Diamond provided further clarification to the Planning Commission on the removal of the conditional uses from the C-2 Commercial District moved into the by-right uses in the I-1 Industrial District (Light) zoning district. Upon approval of the Planning Commission's recommendation for adoption of the Zoning Ordinance Amendment to the Board of Supervisors, the Board of Supervisors may vote on the next process of advertising the proposed Zoning Ordinance Amendment.

Ms. Basehore motioned to recommend to the Board of Supervisors to adopt the proposed Zoning Ordinance Amendment as presented to remove the conditional uses from the C-2 Commercial district moving them into by-right uses in the I-1 Industrial District (Light) zoning district. Seconded by Mr. Pistor.

**Call for discussion:** None

All in favor. Motion approved.

### **Future Items:**

### **Comprehensive Plan**

Ms. Stoner requested outside assistance for the comprehensive plan including a study of the Route 230 Corridor. Mr. Burkhart plans to provide information from the county along with digital copies of the current comprehensive plan to two suggested firms for cost estimates to the Township for possible future services.

A brief discussion was held on the Route 230 Study. Mr. Burkhart recommended having the study done now and then incorporate it in the Comprehensive Plan.

Further discussion was held on the warehouse fees and the distribution of the allocations. Mr. Diamond discussed the needs of uniformity for the funding and plans to check on the statutory limitations.

Ms. Stoner raised concerns relative to the Township's landscaping requirements for parking lots.

**Sunshine Act**

Mr. Diamond reviewed the Sunshine Act and the need for advertised items. Any changes including the reason and dates are to be posted before taking any action, so that the public may attend and offer comments.

**Adjournment**

Mr. Turpin motioned to adjourn the meeting. Ms. Basehore seconded it.

**Call for Discussion:** None

All in favor. Meeting adjourned 8:44 p.m.

  
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Secretary/db