

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
September 19, 2022
7:00 p.m.**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, September 19, 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
Rob Pistor, Member
Irv Turpin, Member
Jeff Burkhart, Codes Officer
Jim Diamond, Solicitor
Ed Kazlauskas, Codes

Absent: Adam Kopp, Secretary

REGULAR MEETING:

Call to Order: 7:00 p.m.

Roll Call / Attendance - Members Present

REGULAR MEETING:

Citizens Input

Approval of Minutes – August 15, 2022

Mr. Turpin motioned to approved the August 15, 2022 minutes as presented. Ms. Bashore seconded the motion.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Engineer and Dauphin Co Planning Commission comments – Land Development Plan for Expansion of Pine Manor Manufactured Home Park

Mr. Burkhart presented comments received from HRG dated September 7, 2022 and Dauphin County report dated August 3, 2022. The Mobile Home Park engineer is working through the responses and asked what was required from the Planning Commission. Mr. Burkhart noted that he informed the engineer that the Township expects the responses to be fulfilled. Mr. Diamond noted that the comments made by MS4 need to be tangible objective things. HRG responded to the stormwater management and addressed the SWM analysis with the rules. Comments will be addressed on the DEP permits. A question was also posed about MS4 concerns that the existing BMP's are not being followed in the mobile home park. Mr. Diamond noted the concerns are maintenance obligations and should be enforced.

Call for Discussion: A discussion was held about the new adopted SWM Ordinance in August of 2022, and if it were applied to the Pine Manor MHP expansion plans. The MHP plans were submitted July 29th under the previous ordinance. A question was posed if it would be reasonable to ask for compliances with the new ordinance. From a legal standpoint, it would be acceptable as long as it were voluntary. Mr. Burkhart noted that the new ordinance increased the exemptions with a larger square footage up to an acre. Mr. Burkhart further noted that a minor ordinance is being considered to account for the smaller size properties. A brief discussion was held as to whether an analysis could be done. Ms. Basehore further noted that the Dauphin County response comments indicated the amount and type of water discharge will be regulated by the Conservation District and will be monitored.

Mr. Burkhart reiterated that the review was informational only. The plan was accepted at the Planning Commission meeting August 15th and the 90 days end in mid November. A reply by the park in response to HRG and DC comments is anticipated next month; otherwise, an extension is needed.

Review for adopting new regulations for mini-warehouses as a conditional use within the C-2 Commercial Zoning District

Mr. Kazlauskus presented revisions to the proposed "self-storage" facilities (as recommended by the Planning Commission) ordinance which was presented at the previous Planning Commission meeting. A discussion was held and additional modifications as suggested by the Planning Commission will be made and forwarded to legal for review.

Future Items – Comprehensive Plan continued discussion.


Mr. Burkhart noted HRG is reviewing the original Londonderry Township Comprehensive plan that is already in place with recommended revisions. An anticipated date of completion is by October/November. The Planning Commission requested verification from HRG with the next scheduled date for the comprehensive plan meeting.

Adjournment

Ms. Basehore motioned to adjourn the meeting. Seconded by Mr. Turpin.

Call for Discussion: None.

All in favor. Motion adjourned 9:52 p.m.



Adam Kopp, Secretary