

**Londonderry Township Board of Supervisors
Work Session Meeting Minutes**

December 15, 2009

7:00p.m.

The Londonderry Township Board of Supervisors held their Work Session meeting on November 16, 2009 at the Municipal Building, 783 S. Geyers Church Road, Middletown, PA 17057 beginning at 7:00 pm.

Present:

Daryl LeHew, Chairman
Ronald Kopp, Vice Chairman
Anna Dale, Member
Andy Doherty, Member
William Kametz, Member, via phone
Stephan Letavic, Township Manager
Jim Foremen, Zoning/Codes Officer
Andrew Kenworthy, Engineer
Peter Henninger, Solicitor

Absent: John Kesler, Public Works Director, Deana Corrigan, Treasurer

PUBLIC HEARING – Lytle Development Text Amendment and Re-Zoning

Public Hearing Began at 7 pm. The public hearing was relative to the proposed Text Amendment to the TND Ordinance and the re-zoning of approximately .24 acres of land at the intersection of Colebrook Road and Route 230. Peter Henninger, Township Solicitor opened the public hearing by indicating that the hearing was properly advertised and that the property effected was properly posted. The meeting was then open for public comments. Ken Cave of 46 Colebrook Road asked if they will have to meet Set Back Requirements? Marty Dwyer answered yes that they will have to meet set back requirements. Ken asked if they own the property and the applicant produced a deed recorded in their name, proving that they did own the property. Paul Gallo of Colebrook Road asked what plans they have for building on the .24 acre re-zoned piece of property? Marty Dwyer indicated that while it was too early to tell they may need that piece of ground to re-align the intersection. Paul Gallo asked what the current ordinance allows relative to density per acre. Andrew Kenworthy, Township Engineer indicated that the current ordinance allows 6 units per acre. Paul Gallo asked if there would be more units per acre than the submitted sketch plan? Marty Dwyer answered no, that the request only allows the current sketch plan to meet ordinance requirements. George Kruger, 901 Ellwood Drive asked if detention basins would double as athletic fields? Marty Dwyer answered no. George asked the board to not allow any applicant to use detention basins as athletic fields. George indicated that the intersection of Colebrook and 230 needs improved regardless of the proposed development. George Kruger asked why the change was needed if density was not changing. Marty Dwyer indicated that as explained before, the density for the sketch plan was not changing that the text amendment merely allowed the submitted design to meet the ordinance. Lynn Kerr of 20 Crestview Drive asked how they would place a building at the corner of Colebrook and Route 230. Marty Dwyer answered that he was not sure that a building was proposed for that location. Mary Tatnall of Round Top Road asked if Colebrook Road would be a major gateway into the proposed community. Marty Dwyer answered that it could be. Mary asked if this could be moved to a different location and Marty Dwyer answered that it could not do to PA DOT and flood plain issues. Laurel Moser of Colebrook Road asked if traffic could be slowed down in that area. Marty Dwyer indicated that they would look into that in concert with PA DOT. Amy Shull of 102 Colebrook Road asked if the Colebrook Road would be

widened and would the result be that people would lose their homes? Marty Dwyer indicated that that would not be the case. Robert Huessin of Geyers Church Road asked what the by right design density would be for the Lytle Tract. Marty Dwyer indicated that it was 7.9 gross units per acre or 6 net. Robert believes that street trees do not belong along route 230. He also believes that any town center should be moved further along route 230 away from Colebrook Road. George Raines of 1922 Harrisburg Pike did not support any increase in traffic as a result of an increase in density. Marty Dwyer answered the density issue as described previously. Steve Winters of 842 Braeburn Road asked if road widening will cause people to lose homes? Marty Dwyer answered that this was not the case. Paul Geyer of 312 Brinser Road asked if this changed the zoning? Peter Henninger, Solicitor answered that it did not, it only included a small portion of land .24 acres into the TND overlay district. Linda Rambler asked who drafted the proposed text amendment? Peter Henninger answered that Mark Stanley, lawyer for the applicant, did so for our review.

REGULAR MEETING

Public Hearing Action

Mr. Kopp motioned to approve the zoning change and text amendment change to 8 units per acre density for the Lytle Development, Mrs. Dale seconded. Roll Call Vote: Ron Kopp- yes, Anna Dale - yes, Andy Doherty - yes, Daryl LeHew - yes, Bill Kametz, yes. Motion approved.

Manager's Report - Steve Letavic

2010 Budget Adoption

Mrs. Dale motioned to approve the 2010 budget as previously presented and publicly displayed for the required 20 day time frame, Mr. Doherty seconded by. Motion approved.

Dauphin County Planning Commission Advisory Services Agreement

Mr. Kopp motioned to approve Jim Szymborski, of DCPC, to provide Advisory Planning Services to the Londonderry Township Planning Commission, Mrs. Dale seconded. Motion approved.

Humane Society Contract 2010

Mr. Kametz motioned to approve the 2010 Humane Society Contract of \$18,077.83, an increase of roughly \$200.00 versus 2009 rates, Mrs. Dale seconded. Mr. Doherty voted "no" to the approval of the contract. Motion approved.

Approval of Minutes – November 2, 2009

Mr. Doherty motioned to approve the minutes as presented, Mr. Kopp seconded. Motion approved.

2010 Meeting Dates

Mr. Kopp motioned to approve the meeting dates and times for 2010, Mr. Doherty seconded. Motion approved.

Treasurer's Report - Steve Letavic

Mr. Doherty motioned to approve payment of invoices for December, Mr. Kopp seconded. Motion approved.

Citizens Input

Lynn Kerr, 20 Crestview Village, brought up an issue relative to the election for constable. She was instructed by Peter Henninger, Solicitor that this was not a township issue and she should pursue any claims with the Board of Elections of Dauphin County. She indicated that she would do so.

Paul Geyer, 312 Brinser Road, indicated that he believed that Jim Foremen, Zoning and Codes Officer, was not doing his job because the property behind his trailer park has trash on it. Jim Foremen indicated that there has been a dispute between Paul and this neighbor and that he has been working on it.

Mr. LeHew asked Paul to work with the Township Manager between meetings to resolve these issues. Paul then threatened Mr. LeHew saying "you better be quiet or I'll be coming after you". Paul was directed to work with the Township Manager and he sat down.

New Business

Mr. Doherty asked that Peter Henninger and the Township Manager investigate ordinances relative to cell towers and outside wood burning home heaters. Peter answered that the latest Cell Tower Ordinance has been distributed to the Planning Commission for consideration and that he would work on the outside heater ordinance.

Mrs. Dale motioned to adjourn at 9 pm, Mr. Kopp seconded. Meeting adjourned.