

**LONDONDERRY TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA**

**Ordinance 2021-08**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF LONDONDERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING THE LONDONDERRY TOWNSHIP ZONING MAP, AS AMENDED, BY EXPANDING THE C-2 COMMERCIAL DISTRICT (SHOPPING CENTER) TO INCLUDE THE ENTIRE 185 ACRE PARCEL LOCATED AT 4545 E. HARRISBURG PIKE THAT IS PRESENTLY ZONED PARTIALLY IN THE C-2 - COMMERCIAL DISTRICT AND PARTIALLY IN THE A - AGRICULTURAL DISTRICT; PROVIDING FOR THE SEVERABILITY OF THE PROVISIONS THEREOF; AND, PROVIDING FOR THE EFFECTIVE DATE THEREOF.**

**WHEREAS**, the Londonderry Township Board of Supervisors previously duly enacted a zoning map as part of The Zoning Ordinance of Londonderry Township, Dauphin County, Pennsylvania ("Zoning Ordinance"), pursuant to its statutory authority under the Pennsylvania Municipalities Planning Code ("MPC"), Act 247 of 1968, as amended (53 P.S. § 10101 et seq.); which Zoning Ordinance, including the Zoning Map, was codified as Chapter 27 of the Code of Ordinances of Londonderry Township; and

**WHEREAS**, since its adoption, the Board of Supervisors has from time to time amended the Zoning Map; and

**WHEREAS**, the Board of Supervisors has met the procedural requirements of the MPC and the Township's ordinances for the adoption of the proposed ordinance, including notice, review, posting and holding a public hearing; and

**WHEREAS**, there is a property in Londonderry Township, Dauphin County (the "Rezoned Property") along the East Harrisburg Pike Corridor (State Route 230) that is presently zoned partially in the C-2 - Commercial District (Shopping Center) zoning district and partially in the A - Agricultural District. The 185 acre property is located at 4545 East Harrisburg Pike, with a Dauphin County Tax Parcel No. 34-020-010-000-0000, presently known as the Par Line Golf Course. Current zoning, reflected in the current Zoning Map, is attached hereto as Exhibit A; and

**WHEREAS**, it has been proposed that the portion of this property presently zoned in the A - Agricultural District be rezoned to the C-2 - Commercial District, as is shown on the proposed amended Zoning Map attached hereto as Exhibit B, and that the Zoning Map be amended to incorporate such proposed zoning district amendments; and

**WHEREAS**, the Board of Supervisors, after due consideration of the proposed Ordinance and Zoning Map amendment, at a duly advertised public hearing, has determined that

the health, safety, and general welfare of the residents of Londonderry Township will be served by the proposed ordinance amendments.

**NOW THEREFORE**, it is hereby ordained by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, that the Code of Ordinances of the Township of Londonderry, including the Zoning Map, is amended as follows:

### **Section 1. ZONING MAP CHANGES**

The C-2 Commercial District (Shopping Center) zoning district will extend to include the entire property located at 4545 E. Harrisburg Pike, which is in an area generally south of Beagle Road (T-315), north of E. Harrisburg Pike (SR 0230), and east of N. Deodate Road (SR 2007).

Specifically, the property is identified as "Remaining Lands N/F of Roy E. & Frances A. Sauder", as shown on a plan titled "Final Subdivision & Land Development Plan for Roy E. & Frances A. Sauder" as prepared by Light-Heigel & Associates, Inc., dated December 01, 2007, last revised December 23, 2008, Drawing No. 07-0406, recorded in the Dauphin County, Pennsylvania, Recorder of Deeds Office in Instrument #20110013570, being more particularly described as follows:

Beginning at a point along the eastern right-of-way line of East Harrisburg Pike (S.R. 0230) and the centerline of North Deodate Road (S.R. 2007); thence in and along North Deodate Road (S.R. 2007), North 25°25'08" East, 946.14' to a point; thence along lands n/f of Walter R. & Louise Nancy Gantz, described in Deed Book 1860, Page 270 and along lands n/f of The Roy J. & Patricia Book Revocable Living Trust, described in Deed Book 4061, Page 480, South 73°04'44" East, 865.25' to a point; thence continuing along lands n/f of The Roy J. & Patricia Book Revocable Living Trust, the following three (3) courses and distances: 1) South 21°17'36" East, 346.41' to a point; 2) North 53°59'38" East, 3,096.85' to a point; and 3) North 14'39'47" West, 253.51' to an existing wood post with fence line (found); thence along lands n/f of Mahlon L. & Ethel M. Lehman, described in Deed Book B, Volume 52, Page 658, North 53°42'30" East, 280.74' to a concrete monument (set); thence along lands n/f of Chad E. & Diane M. Heistand, described in Instrument #20150000704, being shown as Lot #3 on the aforementioned subdivision plan, the following four (4) courses and distances: 1) South 52°28'06" East, 640.93' to a concrete monument (set); 2) North 34°29'58" East, 657.44' to a point; 3) North 53°42'30" East, 440.18' to a point; and 4) North 17°20'32" East, 179.77' to a point in the centerline of Beagle Road (T-315); thence in and along Beagle Road (T-315) the following three (3) courses and distances: 1) South 72°39'28" East, 186.13' to a point; 2) South 01°29'39" East, 433.03' to a point; and 3) South 59°56'09" East, 14.59' to a point; thence along lands n/f of Ray D. & Amy L. Kennedy, described in Instrument #20180012147, being shown as Lot #4 and Lot #5 on the aforementioned subdivision plan, the following two (2) courses and distances: 1) South 17°21'42" West, 707.16' to a concrete monument (set); and 2) South 20°23'55" East, 29.02' to a point; thence along lands n/f of Christian S. Erb, Jr., described in Deed Book Z, Volume 42, Page 254, the following two (2) courses and distances: 1) South 69°36'05" West, 817.48' to an existing stone (found); and 2) South 10°10'57" East, 412.68' to a point; thence along lands rig of Frank T. Perano, described in Deed Book 1812, Page 325, the following three (3) courses

and distances: 1) South 42°38'18" West, 1363.86' to a point; 2) South 86°38'18" West, 44.71' to a point; and 3) South 41°16'07" West, 790.40' to a point; thence continuing along the aforementioned lands n/f of Frank T. Perano and along lands n/f of Kenneth R. & Jane L. Estep, described in Deed Book P, Volume 64, Page 836, South 50°25'36" West, 1343.71' to a point; thence along lands n/f of Naaman Center, described in Deed Book 1524, Page 398, the following two (2) courses and distances: 1) North 37°30'01" West, 712.94' to a point; and 2) South 52°29'59" West, 649.42' to a point along the eastern right-of-way line of East Harrisburg Pike (S.R. 0230); thence continuing along the aforementioned right-of-way line the following seven (7) courses and distances: 1) North 45°33'42" West, 256.44' to a point; 2) North 42°33'27" West, 338.12' to a point; 3) North 45°45'33" East, 5.00' to a point; 4) North 47°14'28" West, 602.87' to a point; 5) South 39°45'30" West, 5.00' to a point; 6) North 45°33'42" West, 109.84' to a point; and 7) North 52°40'50" West, 271.89' to the Point of Beginning. Containing 184.867 acres, more or less. Subject to all easements, restrictions and right-of-ways as shown on the aforementioned subdivision plan and as referenced in Deed Book 3839, Page 37.

BEING PART OF THE SAME PREMISES WHICH Roy E. Sauder and Frances A. Sauder, husband and wife by Deed dated May 18, 2015 and recorded May 18, 2015 in the Dauphin County Recorder of Deeds Office in Instrument 20150011504, granted and conveyed unto Roy E. Sauder and Frances A. Sauder, husband and wife, in fee.

And the contiguous area that is bounded to the:

- A. North and northeast by the right-of-way of Beagle Road (T-315), together with the portion of the right-of-way of Beagle Road (T-315) that adjoins the Property and is located south and southwest of the center line of such right-of-way;
- B. East or southeast by the parcels identified as Dauphin County Property Identification Nos. (and addresses): (i) 34-020-072-000-0000 (5051 Beagle Road); (ii) 22-018-001-000-0000 (Beagle Road); (iii) 34-026-005-000-0000 (Hertzler Road); and (iv) 34-026-004-000-0000 (4724 E. Harrisburg Pike);
- C. Southeast and south by the parcel identified as Dauphin County Property Identification No. 34-020-061-000-0000 with an address of 4600 E. Harrisburg Pike;
- D. Southwest by the portion of the parcel identified as Dauphin County Property Identification No. 34-020-010-000-0000 with an address of 4545 E. Harrisburg Pike presently zoned as the C-2 Commercial District (Shopping Center) and is not proposed to be rezoned by this Ordinance;
- E. West by the right-of-way of N. Deodate Road (SR 2007), together with the portion of the right-of-way of N. Deodate Road (SR 2007) that adjoins the Property and is located to the east or southeast of the center line of such right-of-way; and
- F. West or northwest by the parcels identified as Dauphin County Property Identification Nos. (and addresses): (i) 34-020-031-000-0000 (247 N. Deodate Road); (ii) 34-020-038-000-0000 (247 N. Deodate Road); (iii) 34-020-008-000-0000 (359 N. Deodate Road); (iv) 34-020-009-000-0000 (Read Deodate Road); (v) 34-013-015-000-0000 (4653 Beagle Road); and (vi) 34-020-070-000-0000 (5009 Beagle Road).

Expanding the C-2 Commercial District (Shopping Center) zoning district, as described herein, will correspondingly decrease the A - Agricultural District zoning district in the Township.

**Section 2. DIRECTIVES**

The Township Zoning Officer is directed to review the Zoning Map in accordance with this Ordinance, and to cause the list of Zoning Reclassifications in Article B of Part 2 of the Zoning Ordinance to be updated to reflect such changes.

**Section 3. REPEALER**

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Other sections, parts and provisions of the Code of Ordinances of the Township of Londonderry that are not in conflict or inconsistent with this Zoning Ordinance Map Amendment shall remain in full force and effect as previously enacted and amended.

**Section 4. REVISIONS**

The Board of Supervisors does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments of its zoning map and ordinance, including this provision.

**Section 5. SEVERABILITY**

The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is determined by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on any portions of the Zoning Map.

**Section 6. EFFECTIVE DATE**

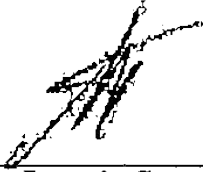
This Ordinance and Zoning Map Amendment shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Londonderry Township as provided by law.

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[Signatures on following page]

**DULY ORDAINED and ENACTED** this 17th day of August, 2021, by the Board of Supervisors of Londonderry Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

**Attest:**



\_\_\_\_\_  
**Steve Letavic, Secretary**  
**Terry Kauffman, Assistant Secretary**

**BOARD OF SUPERVISORS**  
**LONDONDERRY TOWNSHIP**



\_\_\_\_\_  
**Chairman, Township Board of Supervisors**

Seal

**Attest:**



\_\_\_\_\_  
**Steve Letavic, Secretary**  
**Terry Kauffman, Assistant Secretary**

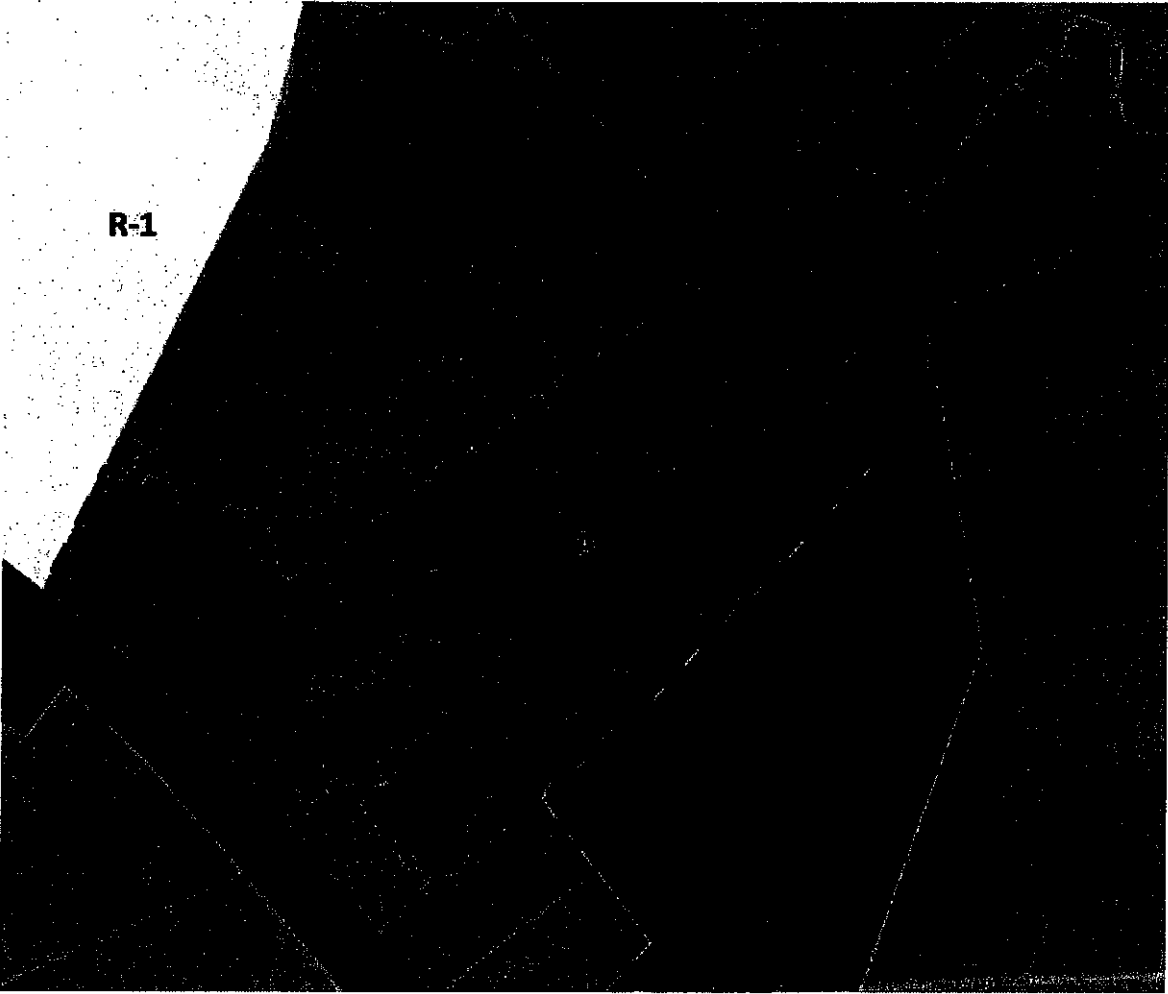
**BOARD OF SUPERVISORS**  
**LONDONDERRY TOWNSHIP**



\_\_\_\_\_  
**Chairman, Township Board of Supervisors**

Seal **EXHIBIT A**

**CURRENT ZONING**



**EXHIBIT B**  
**PROPOSED ZONING**

