

LONDONDERRY TOWNSHIP PLANNING COMMISSION

January 16, 2007

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, January 16, 2007 at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present:

- Carolyn Akers, Chairman
- Patience Basehore, Vice Chairman
- Steve Fulton, Secretary
- Richard Alwine, Member
- Wesley Ames, Member
- James Foreman, Codes/Zoning Officer
- Jim Szyborski, Dauphin County Planning Comm.
- Steve Letavic, Township Manager
- Darrell Becker, Township Engineer
- Peter Henninger, Township Solicitor
- Beth Graham, Office Manager

Re-Organization

Mr. Alwine motioned to maintain Carolyn Akers as Chairman, Patience Basehore as Vice-Chairman and Steve Fulton as Secretary, Mr. Ames seconded. Motion approved.

Approval of Minutes – November 20, 2006

Mrs. Basehore motioned to approve the minutes as presented, Mr. Alwine seconded. Motion approved.

Citizens Input

Matt Coble
George Kruger
Elmer Stoe
Leroy Judy

Lauffer Hills

Mr. Fulton motioned to recommend approval to the Board of Supervisors the waiver requiring the detention basin to drain dry in 24 hours or less and the waiver to the maximum depth of 6', as stated in the second waiver request letter dated January 8, 2007 from ARRO Engineers to Jim Foreman, Mrs. Basehore seconded. Motion approved.

Mr. Fulton motioned to recommend approval to the Board of Supervisors the Subdivision Preliminary Plan for Lauffer Hills, subject to the comments in the letter dated January 8, 2007 from ARRO Engineering to Jim Foreman, Mr. Alwine seconded. Motion approved.

Richard Costik Subdivision

Mr. Fulton motioned to recommend to the Board of Supervisors to approve the waivers of the preliminary plan, the contours of Lot #1 and the additional right-of-way on River Road, Mrs. Basehore seconded. Motion approved.

Mr. Alwine motioned to recommend to the Board of Supervisors to approve the deferments of curbs and gutters and the sidewalks, Mr. Fulton seconded. Motion approved.

Mrs. Basehore motioned to recommend to the Board of Supervisors to approve the plan with the conditions that the official signatures be placed on the drawing as well as a listing of the waivers changed to deferments as currently on the plan. The language of the deferments will be provided when requested by the township. Mr. Alwine seconded. Motion approved.

Geyer Airport Land Development

Mr. Foreman stated that after conferring with the Township Solicitor and the Zoning Hearing Board Solicitor it is his opinion that the airport is a permissible use.

Mr. Coble, attorney representing Dr. Benko, requested an appeal to the Zoning Hearing Board for a determination if it is a permissible use.

Mr. Foreman noted that the existing pavilions are not shown on the plan.

Mr. Fulton motioned to recommend to the Board of Supervisors approval of waiver requests of the preliminary plan procedure and the street light requirements, Mrs. Basehore seconded. Motion approved.

Mr. Fulton motioned to recommend denial of waiver requests to the Board of Supervisors as recommended by the engineer in the January 8, 2007 letter to Jim Foreman stating #3 manmade features be shown, #4 existing natural features be shown, #8 erosion and sedimentation plan be included and existing & proposed contours, Mrs. Basehore seconded. Motion approved.

Mr. Fulton motioned to recommend to the Board of Supervisors approval of the waiver request for (a) Profiles of streets and alleys showing slopes and grades, (b) Typical cross sections of each type of street, minor street, collector, etc. showing the width of right-of-way, width of cartway, location and size of utility mains, (c) Plans and profiles of proposed sanitary, and storm water sewers, with grades and pipe size indicated, complete with design calculations and a plan of any proposed water distribution system showing pipe sizes and location of valves and fire hydrants, (d) Certificates of agreements to provide service from applicable utility companies, (e) In case of subdivision and land development plans proposed for the sale of lots only, the subdivider shall include on the final plat, a covenant with the land assuring the implementation by the lot owners of the Erosion & Sedimentation Control Plan, (f) A copy of the " Sewage Plan Recision Module

for Land Development” or other equivalent documentation approved by the Department of Environmental Resources in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code, (g) when any portion of the tract proposed for subdivision or land development is located within an identified flood district or floodplain area, the following information shall be required as part of the final plat and shall be prepared by a registered engineer or surveyor: 1) The exact location and elevation of all proposed buildings, structures, roads and public utilities to be constructed within any identified floodplain area or district. All such maps shall show contours at intervals of two feet and identify accurately the boundaries of the floodplain areas, and shall be verified by the township engineer. 2) Submission of the final plat shall also be accompanied by all required permits and related documentation from the Department of Environmental Resources, and any other Commonwealth agency, or local municipality where any alteration or relocation of a stream or water course is proposed. In addition, documentation shall be submitted indicating that all affected adjacent municipalities have been notified of the proposed alteration or relocation. The Department of Community Affairs, and the Federal Insurance Administrator shall also be notified whenever any such activity is proposed. (i) Such other certificates, affidavits, endorsements or dedications as may be required by the Board of Supervisors or Planning Commission in the enforcement of this Chapter, section 312.1.A.19 as recommended by ARRO Engineering in the January 8, 2007 letter to Jim Foreman, Mrs. Basehore seconded. Motion approved.

Mr. Alwine motioned to recommend to the Board of Supervisors denial of the waiver request for (h) a final storm water management plan, approved by the Township Engineer, section 312.1.A.19 as recommended by ARRO Engineering in the January 8, 2007 letter to Jim Foreman, Mrs. Basehore seconded. Motion approved.

Mr. Fulton motioned to recommend to the Board of Supervisors denial of the waiver request for installing curbs and gutters and sidewalks and recommend a deferment of those requirements until such time that they are required by the township, Mrs. Basehore seconded. Motion approved.

Mr. Fulton motioned to recommend to the Board of Supervisors that they deny approval of the plan on the basis that the plan has not met requirements and Mr. Geyer is refusing to grant a time extension, Mr. Ames seconded. Motion approved.

Forney Subdivision

Mr. Fulton motioned to recommend to the Board of Supervisors that the waiver be granted for the requirement of widening Colebrook Road and the preliminary plat minor subdivision, Mrs. Basehore seconded. Motion approved.

Mr. Alwine motioned to recommend to the Board of Supervisors the deferment of curbs and gutters and sidewalks be approved, Mr. Fulton seconded. Motion approved.

Geyer Land Development – Sketch Plan

Lot is located at Hertzler Road and Rte. 230. Mr. Foreman advised Mr. Geyer that he could not have more than one tenant in the building until a land development plan is approved.

No action taken.

Citizens Input

George Kruger stated that he had submitted a list of questions to Mr. Letavic and wanted to know if they have been addressed. Mr. Letavic informed Mr. Kruger that the questions had been given to the township engineer, Darrell Becker. Mr. Becker then proceeded to read and answer each question Mr. Kruger had asked.

Leroy Judy commented that he was concerned about the flooding and condition of Swatara Creek Road and Newberry Road with all of the large construction vehicles that will be traveling those roads. He requested that the Board consider requiring the contractors to use a second access road.

Cluster Option

Mrs. Basehore motioned to recommend to the Board of Supervisors to approve the deletion of the existing ordinance, subsection 9 Cluster Option, Mrs. Akers seconded. Mr. Fulton opposed the recommendation, all others voted in favor. Motion approved.

Commercial Use in an Ag Zone

Tabled until next meeting

Mrs. Basehore motioned to adjourn at 10:00p.m., Mrs. Akers seconded. Motion approved.