

LONDONDERRY TOWNSHIP PLANNING COMMISSION

July 18, 2005

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, July 18, 2005, at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Carolyn Akers, Chairman
Steve Fulton, Secretary
Richard Alwine, Member
Wesley Ames, Member
Steve Letavic, Township Manager
Mike Poletti, Township Engineer
Robert Knupp, Township Solicitor
Jim Szymborski, Dauphin County Planning Commission
James Foreman, Codes/Zoning Officer
Beth Graham, Administrative Assistant

Excused Absence: Patience Basehore, Vice Chairman

1) **Citizen's Input** - None

2) **Minutes – June 20, 2005**

Mrs. Akers corrected Item #8 Librandi – Sidewalks, Option #3 was to read:

3) Cash collateral for future sidewalk installation

Mr. Alwine moved to approve the minutes as amended, Mr. Ames seconded.
Motion approved.

3) **Leshner – Stormwater** – Robert Fox, Fischbach, Morgan & Assoc.

Mr. Fox informed the Planning Commission that issues from last meeting have been resolved for the removal of the existing detention basin located at 2400 Swatara Creek Road.

Mr. Poletti confirmed that all plan and report issues have been resolved. The only comments outstanding are the permits to be obtained and the financial security. A revised plan was approved by ARRO Consulting on June 6, 2005 which eliminates the Stormwater Detention Pond and discharges it more quickly into the Swatara Creek.

Mr. Fulton moved to recommend approval from the Board of Supervisors of the Stormwater Management Modifications based on securing a financial agreement with the Township for any improvements and subject to the DEP or any other permits that are required at the State level, Mr. Alwine seconded. Motion approved.

4) **Hoover – Subdivision**

The plans for a subdivision for property located at 1301 Newberry Road was tabled at last meeting due to questions as to where the property line would be. Mr. Foreman received a letter from Mr. Betz, Engineer requesting a 120-day extension, fee has been paid.

Mr. Alwine moved to recommend approval from the Board of Supervisors for a 120-day extension of the plan, Mr. Fulton seconded. Motion approved.

5) **Librandi – Sidewalks**

No representation. No action taken.

6) **Hope Within Ministries – Waiver**

Mr. Foreman received a letter requesting a waiver of a Land Development Plan for the property located at 4748 E. Harrisburg Pike. The owners would like to rent space in the warehouse located on the property with no new construction.

Mr. Fulton moved to recommend approval of the waiver, providing sewage flow doesn't exceed 800 gallons per day and it will be the owner's responsibility to maintain the system and assure that the condition is maintained, Mr. Ames seconded. Motion approved.

7) **Longleaf - Sketch Plan**

A sketch plan for a cluster option was presented for 117.7 acres of land zoned R-1, located on the corner that lies northeast of the Turnpike and Route 283 cross-over. The plan consists of 117 single-family homes with 41-acres of open land with public water and sewer. It would also provide walking trails which would connect with the trail on Roundtop Road near the reservoir.

Mr. Ames commented that Roundtop Road & Newberry Road could not handle the amount of traffic the development would bring.

Mr. Knupp commented that the plan has not provided for required amount of recreation land. Also, dead-end streets are a nightmare for fire protection and the amount of homes is too many for the development.

Mrs. Akers asked who would provide the water and sewer and maintain the trails? The Engineer for Longleaf replied that PA American Water would supply the

water and a sewage pump station would be owned and maintained by Derry Township. The trails would be maintained by the Homeowners Association.

Mr. Fulton commented that the traffic is a very big issue with too many homes and limited access.

Mr. Foreman commented that John Kesler, Township Road Foreman, has stated to him that he is opposed to any waivers for road grades.

Mr. Alwine also commented that he believes there are too many homes for the small roads that will have to handle the traffic. He also stated concerns for how the Homeowners Association will work with regards to the deer hunting with high powered rifles close to the homes.

Mr. Poletti had concerns regarding the petroleum line that runs through the property and asked about a future traffic impact study. He also questioned the open space and what would be done with it.

Mr. Szymborski commented that certain efficiencies must be met, such as the traffic, utility, road construction and the cost efficiencies. He stated that the cluster option comes with the attachment that the Township must be shown how this is going to reduce housing costs.

8) **Lower Dauphin Regional Comprehensive Plan**

Mr. Ames moved to recommend to the Board of Supervisors to accept the changes shown tonight and adopt the Regional Plan, Mr. Alwine seconded. Motion approved.

9) Mr. Fulton moved to adjourn at 8:50PM, Mr. Ames seconded. Motion approved.