

LONDONDERRY TOWNSHIP PLANNING COMMISSION
Special Meeting
March 24, 2009
7:00pm

The Londonderry Township Planning Commission held their regular meeting on Monday, March 24, 2009 at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Carolyn Akers, Chairman
Patience Basehore, Vice Chairman
Richard Alwine, Secretary
Wesley Ames, Member
Bruce Grossman, Member
Steve Letavic, Township Manager
James Foreman, Codes/Zoning Officer
Andrew Kenworthy, Township Engineer
Peter Henninger, Township Solicitor
Beth Graham, Office Manager

Citizen's Input – none

School Heights – Conditional Use

Randy Wright of Lake, Roeder & Hillard presented plans for the School Heights Village development proposed on 196 acres in an R-1 Zone between Rte. 230, Schoolhouse Road, Beagle Road and Cedar Avenue.

The floor was opened for questions from the public:

Steve Winters, 842 Braeburn Road

- How will Saturday's Market traffic be kept from parking in the development?

Lisa Winters, 842 Braeburn Road

- Has thought been given to our schools?

- How will the community benefit from the recreation area if there's not enough parking?

- Will non-professional businesses like tattoo parlors be able to be in the development?

Robert Shubert, 303 Cedar Street

- How will the retention ponds affect our well water?

- Where will the farmers drive equipment?

George Raines, 1922 E. Harrisburg Pike

- Will Met-Ed have to put a sub-station in to accommodate the development and will it be on the developments ground.

- What happens if an accident occurs on Rte. 230, how will the entrances be affected?

- Where does the HOA's responsibility end and the townships pick up?

Jay Kopp, Colebrook Road

- We need to make the developer responsible for the roads and the schools.

Sherrod Hoke, 227 Cedar Street

- Why does the development have to be this big?

Carolyn Akers made a motion that the Board of Supervisors hold a Conditional Use Hearing for the School Heights Village TND and the following conditions apply to the development:

1. The developer shall provide active recreation of appropriate types to the size of this development. The recreation should include tot lots, recreation fields, walk paths, bike paths, dedicated easement to Braeburn Park.
2. Coordination of street classifications and design guidelines should be finalized to account for location of parking lanes, bike lanes, and travel lanes.
3. Provides areas for overflow parking throughout the development with particular attention to the recreation areas.
4. Considering the location of commercial services facilities in proximity of the adjacent single family home, provide buffering/screening for the proposed commercial areas abutting existing residential parcels.
5. The Emergency Management representative should confirm there is adequate vehicular access throughout the development.
6. Although no mapped 100-year flood plains are designated by FEMA it would be appropriate to deduct mapped waterways (top of banks) from the maximum overall Density Calculations.
7. Percentage values should be added to the unit counts per phase on Sheet 6 of the Master Plan. This table should be replicated on all subsequent submittals with each specific final plan update.
8. A column should be added to the housing unit table indicating number of units per phase to have porches.
9. The secondary access to Beagle Road shall be included in Phase 2. The access to be constructed upon completion of a certain number of housing units. The number to be determined prior to approval of the Preliminary Plan.
10. The HOA shall maintain all public amenities such as street furniture whether or not on publicly dedicated streets.
11. Traffic Improvements outlined in the approved Traffic Impact Study must be completed by the developer.
12. The Developer shall provide improvements to Beagle Road in both directions including but not limited to, upgrading/widening roadway to current standards and replacing existing single lane culvert with two lane bridge structure.
13. The Township Public Works Director should confirm there is adequate vehicular access throughout the development.

14. All streets dedicated to the Township shall meet PennDOT requirements regarding eligibility for the distribution to the Township of Liquid Fuels Taxes.
15. Appropriate Best Management Practices shall be incorporated into the permanent storm water management facilities intended to provide water quality enhancements.
16. Commercial uses intended for the Town Center shall include such uses as professional offices, pharmacies, banks, restaurants, coffee shops, personal services and small groceries.
17. The developer shall provide an economic plan to accompany the application. Such a plan should identify the most desirable commercial base necessary to support the non-residential needs of a community of this size, as well as marketing plan to establish it in a sustainable manner.
18. The Preliminary Plan shall be recorded.
19. The HOA shall be responsible for the lighting of public streets and common areas including but not limited to maintenance and utility use fees.
20. No Alternate Plans are considered.
21. Garages to have 2 garage doors in lieu of one double garage door.
22. Developer to grant public easements to all walkways, paths, and outdoor recreation areas. HOA to provide maintenance of outdoor recreation areas.
23. The development does not include any age restricted housing.
24. The development does not include any facilities for gasoline sales in the Town Center commercial area.
25. The Architect Review provisions shall be included in the HOA which will be part of the Development agreement to be approved at the Preliminary Plan stage.

The motion was seconded by Patience Basehore. The motion was approved.

Mrs. Basehore motioned to adjourn at 9:50p.m., Mrs. Akers seconded. Motion approved.