

LONDONDERRY TOWNSHIP PLANNING COMMISSION

May 16, 2005

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, May 16, 2005, 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**
- Mike Poletti, Township Engineer**
- Robert Knupp, Township Solicitor**
- Jim Szymborski, Dauphin County Planning Commission**
- James Foreman, Codes/Zoning Officer**
- Beth Graham, Administrative Assistant**

- 1) Citizen's Input - None
- 2) Minutes – April 18, 2005
Mr. Alwine motioned to approve the minutes, Mr. Ames seconded. Motion approved.
- 3) Leonard Dobson, Sr. Subdivision – Brent Sapen, Skelly & Loy
Revised Final Subdivision plans for the property located north of E. Harrisburg Pike (Route 230) and east of Cedar Avenue in a C-2 Commercial and Mobile Home Residential zone was submitted for review.

Mr. Sapen informed the Board that the plan being presented currently is a three lot subdivision replacing the previous four lot subdivision plan. The changes resulted from discussions at the last meeting which led to some changes. (See attached letter)

Mr. Poletti, ARRO Consulting comments:

- a) Final Subdivision Plat (Sheets 1-4) prepared by Skelly and Loy, Inc. dated March 2, 2005, revised on April 29, 2005.

BACKGROUND

The applicant proposes subdivide a parent tract into four separate lots.

We offer the following comments:

ZONING

1. Buffer yards shall be provided in accordance Section 1609 [Section 905.6].
- 1a. The applicant should verify that the C-2 zoning line location shown on sheet 2 of 4 is correct.

SUBDIVISION AND LAND DEVELOPMENT

2. Review comment moved to the waiver section.
3. Review comment moved to the waiver section.
4. Review comment satisfied.
5. The applicant should clearly label all corners found or to be set. It appears that one of the corners on Lot 1B is not labeled (see southwest corner) [Section 312.1.A(3)].
6. All signature blocks must be signed and all certificates must be sealed by the appropriate person(s). [Sections 312.1.A(4) & 312.1.A(5)].
7. Review comment satisfied.
8. Review comment satisfied.
9. Review comment satisfied.
10. A Department of Environmental Protection Planning Module Revision is required for every subdivision of land. The approved Module must be submitted to the Township for review [§303.A.2.h.12 & §312.1.A.19.f].
11. Review comment satisfied.
12. Review comment satisfied.
13. Review comment satisfied.

- 14. Review comment satisfied.
- 15. It appears that additional monuments need to be defined on the plan set. Monuments for all new lots must be set. All monuments and markers must be set in accordance with Sections 502.1, 502.2 & 502.3.
- 16. All mobile homes parks must have two points of ingress and regress. The proposed lot configuration will not allow the aforementioned requirement to be met since Spruce Street is a private road [Section 609.1].
- 17. All mobile home parks should have landscaping screening [Section 623.2].
- 18. The applicant must submit a construction cost opinion for any proposed public improvements.
- 19. Review comment moved to the waiver section.
- 20. Review comment moved to the waiver section.
- 21. Review comment moved to the waiver section.
- 22. Review comment satisfied.

COUNTY COMMENTS:

- 23. All county review comments must be satisfied.

SUMMARY OF WAIVER REQUESTS:

- 1. **Waiver of Section 304 of the Londonderry Subdivision and Land Development Ordinance:** Preliminary Planning submission. The waiver of a preliminary plan submission should be considered with the following conditions:
 - a. The applicant should provide all of the preliminary plan criteria with the final plan.

Action by the PC	Recommended Approval	4/18/05	(Date)
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Action by the BOS		_____	(Date)
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2. ***Waiver of Section 312.1. A of the Londonderry Subdivision and Land Development Ordinance*** – Minimum plan scale.

Action by the PC Recommended 4/18/05 (Date)
 Approval

Action by the BOS _____ (Date)

3. ***Deferment of Section 506 of the Londonderry Subdivision and Land Development Ordinance:*** Installation of curbs and gutters. Deferment of installation of curbs and gutters should be considered based upon the following note being added to the plans:

“The owner of the property will install curbs and gutters along adjoining Township roads at such time as the Township determines they are required for this area.”

Action by the PC Recommended 4/18/05 (Date)
 Approval

Action by the BOS _____ (Date)

4. ***Deferment of Section 507 of the Londonderry Subdivision and Land Development Ordinance:*** Installation of sidewalks. Deferment of installation sidewalks should be considered based upon the following note being added to the plans:

“The owner of the property will install sidewalks along adjoining Township roads at such time as the Township determines they are required for this area.”

Action by the PC Recommended 4/18/05 (Date)
 Approval

Action by the BOS _____ (Date)

5. ***Deferment of Section 508 of the Londonderry Subdivision and Land Development Ordinance:*** Installation of shade trees. Deferment of installation of

shade trees should be considered based upon the following note being added to the plans:

“The owner of the property will install shade trees at such time as the Township determines they are required for this area.”

Action by the PC Recommend 4/18/05 (Date)
 Approval

Action by the BOS _____ (Date)

Mr. Foreman explained that on Item #10 of the Engineering comments (attached) the plan meets the requirements for the DEP 10-Acre Exemption which states you may transfer 10-acres or more to a family member without doing a sewer module. This exemption must be noted on the plan and criteria must be met and approved by Township.

Mr. Knupp commented that on Engineer comment #16 the access easement should be recorded with the plan.

Mrs. Akers requested a general note be added to the plan regarding the existing Mobile Home Park plan which is recorded in the Subdivision Plan Book in Dauphin County.

Preservation of wetlands was discussed. Mr. Knupp commented that in order to preserve wetlands, you must know where they are and no wetlands are shown on the plan. Mr. Sapen stated that they aren't building anything, therefore they are preserving everything, and if they are to build in the future a wetland delineation will have to be done at that time.

Waivers regarding preliminary plan and plan scale were recommended for approval by the Planning Commission at the April 18, 2005 meeting.

Mrs. Basehore motioned to recommend to the Board of Supervisors approval of the plan with reference to plan book regarding Lot 1-A and a reference that the access easement has been recorded, Mr. Ames seconded. Motion approved.

- 4) Leshner Marble & Granite– Stormwater – Fischbach Morgan & Assoc.
A proposal was presented to remove the existing detention basin located at 2400 Swatara Creek Road in a C-2 Zone.

Mr. Poletti, ARRO Consulting comments:

STORM WATER PLAN

1. Include road name/designation on all sheets (Section 143.1.C.).
2. Include north arrow and major road designations on Site Location Map (Section 143.1.A.).
3. Provide lot coverage information on all plan sheets (Section 143.1.C.).
4. Include an outline of future improvements on Sheet 2 (Section 143.1.C.).
5. Revise proposed storm drain type from Smooth Lined Corrugated Plastic Pipe to Reinforced Concrete Pipe due to the condition that the proposed pipe is located under a paved public roadway (Section 133.11).
6. Provide total lot acreage and disturbed acreage for basin removal on plans (Section 134).

STORMWATER REPORT

1. Provide revised computations for Channel #1 or analyze as two separate channel segments. Channel #1 should be analyzed as two separate channels due to change in channel slope; i.e., the last 20 feet before proposed end wall #1 appears to be about 33% longitudinal slope and the remainder of the channel is approximately 2.5% (Section 133.21).
2. Proposed conditions do not account for future development or increased impervious area. Provide computations to verify that the proposed 24" pipe is adequately sized for future conditions and that there will be no overtopping of the existing roadway during the 25-year storm event. Use maximum allowable impervious coverage if future development is unknown (Section 131.7).
3. Provide means of infiltration and/or bioretention buffer onsite due to the location of the site to the Swatara Creek (Section 143.1.D.).

Mr. Knupp recommended a bond be provided for pipe work that is to be done.

Mr. Ames motioned to table the plan until the corrections are made, Mr. Alwine seconded. Motion approved.

- 5) Herb Moore - Lot Add-On
Mr. Moore presented plans for a Lot Add-On for his property located at 1860 Felker Road in an R-1 Zone.

Mr. Poletti, ARRO Consulting comments:

BACKGROUND

The intent of this plan is unclear. If the purpose of the plan is to subdivide the rear portion of parcel 34-11-228 and attach that sub-divided portion to parcel 34-11-184, the applicant should remove all references to proposed features (i.e. –single family residence, sewer, water, etc.). If the intent of the plan is to propose a transfer of lands and the development of a lot, the applicant must show the proposed features on the plan view.

We offer the following comments:

ZONING

24. The information listed under “Tabulation of Lot Areas” is difficult to read. This information should be revised so all values can be verified.

SUBDIVISION AND LAND DEVELOPMENT

25. A Preliminary Plan is required for all subdivision (§304).
26. The survey datum should be defined on the plans (§305.A.13).
27. As-built plans should be submitted in accordance with §311.
28. Larry to check survey (§312.1.2) .
29. Provide a certification of title showing that the applicant is the owner of the land, agent of the landowner, or tenant with permission of the landowner (§312.1.5).
30. The statement of dedication should be signed by the owner(s) of the property (§312.1.6).
31. If this plan is proposing the development of one of the lots, an Erosion and Sediment Control plan approved by the Dauphin County Conservation District is required (§312.1.17 & §406).
32. All approval blocks should be signed by the appropriate officials (§312.1.18).
33. If this plan is proposing the development of one of the lots, certificates of agreements to provide service from the applicable utility companies are required (§312.1.19.d).

34. If this plan is only proposing a land transfer, the applicant should provide a covenant with the land assuring the implementation by the lot owners of an Erosion and Sediment Control Plan (§312.1.19.e).
35. A Department of Environmental Protection Planning Module Revision is required for every subdivision of land. The approved Module must be submitted to the Township for review (§303.A.2.h.12 & §312.1.A.19.f).
36. The applicant should verify if there is an identified floodway associated with Small Run (§ 12.1.19.g & §409).
37. Felker Road does not meet the minimum right-of-way width requirement as prescribed by § 402.3.B. Based on the “Requested Waivers” heading on the plan, it appears that the applicant has requested a waiver of this requirement; however, the request does not reference an ordinance section.
38. The applicant should show the access location to Lot 2. In addition, a clear sight triangle should demonstrate that the proper sight distance could be maintained (§402.5 & §402.9).
39. The drainage easement for Small Run should be shown the entire length of the property (§403).
40. It does not appear that Lots 1 or 2 meet the general standards for lot configuration. The applicant should provide the existing and proposed lot layouts to determine if any non-conformity is existing or proposed (§405.1).
41. Lot 2 does not abut a public street. All lots must abut a public street (§405.2.A).
42. Due to the existing onsite features and wooded areas, Natural Features Preservation measures should be taken (§408).
43. A maintenance easement with a minimum width of 25-feet should be provided for Small Run to allow the Township sufficient width to provide proper maintenance. In addition, an access to the maintenance easement should be provided. The width of such access points shall not be less than 50-feet (§408.2).
44. The applicant must submit a construction cost opinion for any proposed public improvements (§501).
45. Curbs should be provided as part of every sub-division plan as prescribed by §506. Based on the “Requested Waivers” heading on the plan, it appears that the applicant has requested a waiver of this requirement; however, the request does not reference an ordinance section.
46. Sidewalks should be provided as part of every sub-division plan as prescribed by §507. Based on the “Requested Waivers” heading on the plan, it appears that the

applicant has requested a waiver of this requirement; however, the request does not reference an ordinance section.

COUNTY COMMENTS:

47. All county review comments must be satisfied.

SUMMARY OF WAIVER REQUESTS:

1. **Waiver of Section 506 of the Londonderry Subdivision and Land Development Ordinance:** Installation of curbs and gutters. A waiver of this requirement is not recommended. A deferment of said requirement is more appropriate with the condition that the following note is added to the plans:

“The owner of the property will install curbs and gutters along adjoining Township roads at such time as the Township determines they are required for this area.”

Action by the PC (Date)

Action by the BOS (Date)

2. **Waiver of Section 507 of the Londonderry Subdivision and Land Development Ordinance:** Installation of sidewalks. A waiver of this requirement is not recommended. A deferment of said requirement is more appropriate with the condition that the following note is added to the plans:

“The owner of the property will install sidewalks along adjoining Township roads at such time as the Township determines they are required for this area.”

Action by the PC (Date)

Action by the BOS (Date)

3. **Waiver of Section 402.3.B of the Londonderry Subdivision and Land Development Ordinance:** Minimum right-of-way width.

Action by the PC Recommend 4/18/05 (Date)
Approval

Action by the BOS _____ (Date)

Mr. Poletti commented that an entranceway will be required through the property so wetlands must be identified. Mr. Moore said he is proposing no use for the property, just a restructuring of the land. Mr. Szyborski read that on special note #1 on the plan it says "the purpose and intent of this plan is to subdivide the rear portion of tax parcel 34-11-228 known as 1860 Felker Road and attach it to the front parcel 34-11-184 for use as a proposed single family residence". Mr. Szyborski informed Mr. Moore that he would have to change that proposed use.

Mrs. Akers commented that she doesn't see this as a Lot Add-On, but rather a Subdivision. Mr. Knupp agreed. After much discussion it was agreed that Mr. Poletti and Mr. Moore's engineer, Mr. Sherrick, should define what the plan should be submitted as.

Mr. Szyborski commented that he must know by June 6, 2005 and have it reviewed for the County Planning Commission under the appropriate Ordinance Provision.

Mr. Ames motioned to table the plan until the next meeting, Mr. Fulton seconded. Motion approved.

6) Geyer – Land Development Waiver – Mike Geyer

Mr. Geyer requested a waiver to put two separate business renters at his property located at 4801 E. Harrisburg Pike in a C-2 Zone. The first is an auto repair business and the second would be an auto electronics business.

Mrs. Basehore moved to recommend to the Board of Supervisors to approve the waiver with parking limited to the existing stone and paved parking area and a limit to two businesses, Mr. Ames seconded. Motion approved.

7) Junk Cars – Mr. Knupp will review the International Code. No action taken.

Mrs. Basehore moved to adjourn at 9:50PM, Mr. Ames seconded. Motion approved.