

LONDONDERRY TOWNSHIP PLANNING COMMISSION

November 19, 2007

The Londonderry Township Planning Commission held their regular meeting on Monday, November 19, 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
Richard Alwine, Acting Secretary
Wesley Ames, Member
James Foreman, Codes/Zoning Officer
Jim Szymborski, Dauphin Cty. Planning Commission
Darrell Becker, Township Engineer
Peter Henninger, Township Solicitor
Beth Graham, Office Manager

Excused Absence: Steve Fulton, Secretary
Steve Letavic, Township Manager

REGULAR MEETING:

Citizens Input

None

Amendment of Minutes – September 17, 2007

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

Karanja Subdivision

Andy Loraw of Fishbach-Morgan Engineers requested waivers to several ordinance requirements and also requested a recommendation of approval of the plan to the Board of Supervisors.

Mrs. Basehore motioned to recommend to the Board of Supervisors approval of the waiver for all existing buildings, etc. to be shown within 100 feet of tract, Mr. Ames seconded. Motion approved.

Mr. Alwine motioned to recommend to the Board of Supervisors approval, conditioned upon receipt of a request for modification of requests regarding illumination standards consistent with discussion with the Planning Commission whereby the developer will be requesting two light poles on Lot #1, one on Lot #2 and one on Lot #3 with dusk-to-dawn lighting, the maintenance and illumination requirements to be the responsibility of the lot owners, the Planning Commission moved to recommend the granting of a modification of those requirements set forth in subsection 411 of the Subdivision and Land Development Ordinance, Mrs. Basehore seconded. Motion approved.

Mrs. Basehore motioned to recommend to the Board of Supervisors denial of the waiver request of curbs and gutters along Karannia Way, Mr. Ames seconded. Motion approved.

Mrs. Basehore motioned to recommend to the Board of Supervisors approval of the waiver for curbs and gutters along Foxianna Road where it intersects Lot #1 and Lot #2, Mr. Alwine seconded. Motion approved.

Mr. Ames motioned to recommend a deferral of sidewalks with a note on the plan that they will be provided if, and when, they are ever required by the township, Mrs. Basehore seconded. Motion approved.

Mrs. Basehore motioned to recommend to the Board of Supervisors approval of the waiver that the significant features within 200 feet of the project area be shown on the plan, Mr. Alwine seconded. Motion approved.

Due to the unique circumstances with regards to this plan's submission and approval process to date, and based on the representation of the developers' engineer that he will not present the plan to the Board of Supervisors for approval until all comments of the Township engineer have been addressed and any plan revisions necessary based on the Board of Supervisors' determinations with regards to waiver and modification requests are completed, and with the understanding that the Board of Supervisors may well instruct the Applicant to come back to the Planning Commission prior to consideration of said plan for approval by the Board of Supervisors, Mr. Alwine motioned to recommend approval of the plan subject to the comments and representations above-mentioned, seconded by Mrs. Bashore. Motion approved.

Karanja Zoning Change

Mr. Loraw requested to table the zoning change.

Mrs. Basehore motioned to table zoning change, Mr. Alwine seconded. Motion approved.

Forney Plan

Mrs. Basehore motioned to recommend to the Board of Supervisors approval of the plan, Mr. Ames seconded. Motion approved.

Hertzler Sketch Plan

There was no representative present, therefore there was no discussion and no action taken.

Traditional Neighborhood Development Ordinance

Mr. Henninger advised the Planning Commission that the Board of Supervisors had authorized the preparation and advertisement of a Request for Proposals (RFP) for the preparation of a TND Ordinance with a time frame for completion in February or March 2008.

Geyer Land Development – Hertzler Road

There was no representative present, therefore there was no discussion and no action taken.

Mr. Foreman informed the members that Mr. Fulton submitted a letter of resignation from the Planning Commission.

Mr. Ames motioned to adjourn at 9:00pm, Mrs. Basehore seconded. Motion approved.