

LONDONDERRY TOWNSHIP PLANNING COMMISSION

September 18, 2006

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, September 18, 2006 at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Patience Basehore, Vice Chairman
Richard Alwine, Member
Wesley Ames, Member
James Foreman, Codes/Zoning Officer
Peter Henninger, Township Solicitor
Jim Szymborski, Dauphin County Planning Comm.
Beth Graham, Office Manager

Excused Absence: Carolyn Akers, Chairman
Steve Fulton, Secretary

Citizens Input

George Kruger
Elmer Stoe
Deborah Alleman

Approval of Minutes – August 21, 2006

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

Lauffer Hills - Subdivision

Mr. Becker, Township Engineer, informed the members that Longleaf Development had not submitted revised plans. Brent Sapen, of Longleaf Development informed the members that they are working through the administrative items and are requesting votes tonight on the modifications.

Mrs. Basehore read each Waiver/Deferment (attached) and after some discussion on each one, motions were made.

Mr. Alwine motioned to recommend approval to the Board of Supervisors for Waiver #1 pertaining to one cul-de-sac street, Mr. Ames seconded. Motion approved.

Mrs. Basehore motioned to recommend approval to the Board of Supervisors for Waiver #2 pertaining to block length, Mr. Alwine seconded. Motion approved.

Mr. Ames motioned to recommend approval to the Board of Supervisors of Waiver #3 pertaining to Side Lot Lines, Mr. Alwine seconded. Motion approved.

Mr. Ames motioned to recommend approval to the Board of Supervisors of Waiver #4 pertaining to Street Trees in accordance with the Engineers comments and Planting Plan approval, Mr. Alwine seconded. Motion approved.

Waiver #5 – No action taken

Mrs. Basehore motioned to recommend approval to the Board of Supervisors of Deferral #6 pertaining to Sidewalks in the development specific to the area in Phase 2 of Lots 52 – 102 and Elwood Drive North of Lot 1 and 36, Mr. Alwine seconded. Motion approved.

Mr. Alwine motioned to recommend approval to the Board of Supervisors of Waiver #7 pertaining to Shade Trees subject to planting plan and Township Engineer approval, Mr. Ames seconded. Motion approved.

Mr. Ames motioned to recommend approval to the Board of Supervisors of Waiver #8 pertaining to design standards of detention and retention basins specifically related to side slopes, Mr. Alwine seconded. Motion approved.

Citizens Input

George Kruger – When will we see maps for sewer, water, power lines and where will they enter and exit?

Linda Rambler – Have you met with Middletown regarding the affects of the water pipe going under the walking trail at the reservoir? Why aren't you using the Storm Water Management System like at the Ag Center?

Mrs. Alleman – I am pleased that Longleaf is the developer of this land and that they are trying to preserve the land as best they can.

Mr. Letavic directed the Township Engineer to work with the Conservation District and Longleaf Development in regards to the Stormwater Management so we can avoid runoff in the future that could affect existing residences.

Cluster Option

Mr. Szyborski provided information regarding Cluster Option thinking that he has worked with.

Mr. Letavic explained that a Cluster Option Ordinance is desired by the Board of Supervisors that can be brought before them within a few months, that is not overly complicated administratively. One that is clear and concise, where we can have the option to preserve open space, think out of the box and create town centers and

interconnecting trails within those developments, with the cost being on those who want to live in those types of developments, not those who are already here.

Mrs. Basehore suggested holding Planning Sessions, separate from the regular Planning Commission meetings, each month to work on the Cluster Option.

Mr. Ames suggested finding a township whose Cluster Option ordinance is in place and working well.

The members agreed to meet the 4th Tuesday of each month at 7:00pm at the Municipal Building, beginning in October, to work on the Cluster Option.

Mr. Alwine motioned to adjourn at 9:10pm, Mr. Ames seconded. Motion approved.