

LONDONDERRY TOWNSHIP PLANNING COMMISSION
Tuesday, September 20, 2005
7:00 P.M.

The Londonderry Township Planning Commission held their regular meeting on Tuesday, September 20, 2005, at the Municipal Building, 783 South Geyers Church Road, Middletown, Pennsylvania beginning at 7:00 p.m.

Present: Carolyn Akers, Chairman
Steve Fulton, Member
Richard Alwine, Member
Wesley Ames, Member
Darrell Becker, Township Engineer
Robert Knupp, Township Solicitor
Jim Szymborski, Dauphin County Planning Commission
James Foreman, Codes/Zoning Officer

Excused Absence: Patience Basehore, Vice Chairman
Beth Graham, Administrative Assistant

- 1) **Citizen's Input** – None
- 2) **Approval of Minutes** – August 15, 2005
Mr. Alwine motioned that the minutes be approved with the addition of Mr. Letavic, Township Manager, being added to the list of those present at the meeting, Mr. Ames seconded. Motion approved.
- 3) **Lauffer Hills** - Greg Bardell, Longleaf Dev. Co. & Rick Jackson, ELA
A request was made for a cluster option on 117.7 acres of land zoned R-1, located on the corner that lies northeast of the Turnpike and Rte. 283 crossover.

A workshop was held at the Township Building on August 31, 2005. Presented was a yield plan that included 1 acre lots, 105 developable land and 100 lots with 4 ½ acres recreation.

Revised - based on work shop results is 100 lots – proposed with a 7 – 8 year build out (3 phases).

Mr. Fulton motioned to approve the request of a cluster option, Mr. Alwine seconded. Motion approved.

- 4) **Rod Rose** – Tabled

5) **Rick Crow - Lot Add-On**

Discussion of engineering comments and purpose of the plan were unclear.
Mr. Alwine motioned to table the plan, Mr. Ames seconded. Motion approved.

6) **Lower Dauphin Regional Comp Plan**

A recommendation that names on draft Map 3.1 for Zoning Districts be carried over to final map, specifically Light Industrial and Commercial Zoning designation. Also, it was recommended that the zone west of Tollhouse be changed to Residential.

Mr. Alwine motioned to recommend approval of the plan with the conditions that the Zoning Districts be carried over to the final map and the Zone west of Tollhouse be changed to Residential, Mr. Ames seconded. Motion approved.

Mr. Fulton motioned to adjourn at 9:05 p.m., Mr. Ames seconded. Motion approved.