

**LONDONDERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**December 19, 2022**  
**7:00 p.m.**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, December 19, 2022 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

**Call to Order:** Carolyn Stoner, Chairperson called the meeting to order at 7:00 p.m.

**Attendance:** Carolyn Stoner, Chairperson  
Adam Kopp, Secretary  
Rob Pistor, Member  
Jeff Burkhart, Codes Officer  
Susan Yocum, Solicitor  
Mike Wood, HRG  
Monique Dykman, MS4

**Absent:** Patience Basehore, Vice Chairperson  
Irv Turpin, Member

**Attendees:** Daniel and Kathryn Rose, Township Residents

**REGULAR MEETING:**

**Citizens Input - None**

**Approval of Minutes** – November 21, 2022

Mr. Pistor motioned to approve the November 21, 2022, minutes as presented with corrections noted on Page 2 with typo correction from residents to residence, and to include “along the private drive” after sidewalks; and, on Page 4, include last name “Staub” after Tim. Seconded by Ms. Stoner.

**Call for Discussion:** None

All in favor. Minutes approved.

**Zoning/Codes** – Jeff Burkhart

**Subdivision Plan for Lynch Run, LLC - Recommendation to the Board of Supervisors on Approval**

Mr. Burkhart presented a review of the Subdivision Plan for Lynch Run, LLC. There was no representation from D.C. Gohn. Mr. Burkhart noted that a request was made for additional information based on code and zoning review to provide exactly the uses of the proposals which may or may not fit the zoning regulations. Ms. Stoner questioned whether the previous parcels were grandfathered in and if any new plans would need to comply with the ordinance. Mr. Burkhart confirmed. End date is February 6, 2022.

The plan proposes the reconfiguration of two (2) existing parcels which contain several different existing uses located within. A discussion was held that there is an agreement to purchase two parcels by the same owner pending approvals. A prior proposal was made to put in landscaping separators as required by zoning regulations. It should be noted, however, that given the proposed lot line location; the hexagon-shaped building does not conform to the minimum building setback requirements of the C-2 Commercial Zoning District. Furthermore, the building is being treated as an accessory building. In order to be a viable office building, it must be 40 feet from the property line without zoning interaction.

The other item focuses on the specific uses. A letter was sent December 12<sup>th</sup> by Mr. Burkhart with a request for the uses with a suggestion for a possible time extension pending more information. In addition, dependent on the uses described to PennDOT, determination needs to be made by PennDOT if the two driveways may be permitted. The parking and driveways were discussed in relation to the lot line. There is a potential for four different uses on the same land. Further discussion was held on the septic systems already in place and the potential for connection to the sewer system.

Mr. Burkhart noted that action must be taken on the proposal. Concerns by HRG have not been addressed. Options are for a table or denial. Ms. Stoner recommended tabling until the next Planning Commission meeting on Tuesday, January 17<sup>th</sup> and if a revised plan is submitted a time extension is required.

Mr. Pistor motioned to table the approval process related to the Lynch Run project pending the update of the questions by the zoning and code enforcement. A time extension is a proviso, if revised plans are presented as part of the response. Seconded by Mr. Kopp.

**Call for Discussion:** None

All in favor. Motion approved.

**Lot consolidation process for Kathryn Lynn & Daniel Joseph Rose at 1006 Braeburn Road**

Ms. Yocum, Township Solicitor with Eckert Seamans, presented to the Planning Commission a request for an abbreviated process of lot consolidation for Kathryn Lynn and Daniel Joseph Rose at 1006 Braeburn Road. The current ordinance is only applicable to a subdivision of two or more lots. An amendment is going to be recommended to the existing ordinance to address straight consolidation of properties.

Ms. Stoner motioned to recommend to the Board of Supervisors approval of lot consolidation, add-on for Kathryn Lynn and Daniel Joseph Rose at 1006 Braeburn Road pending final discussions and agreements addressed by the attorneys. Mr. Pistor seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

**Proposed Stormwater Management Ordinance Revisions**

Ms. Dykman, MS4 and Mr. Burkhart, Codes, requested stormwater management for 0 up to an acre of disturbance which was removed from current updated SWM Ordinance.

Ms. Stoner noted the SWM was previously reviewed and commented that it would be helpful to see the changes. Mr. Burkhart noted that the information will be redlined to reflect the changes with an anticipation of presenting the information at the next meeting.

**Future Items – Comprehensive Plan Update Meeting scheduled for January 11, 2023 at 6:00 PM at the Township Office Meeting Room.**

The next comprehensive plan meeting is scheduled for Wednesday, January 11<sup>th</sup> pending information is received from HRG for review.

*\*Editor Note: COMP PLAN MEETING has been rescheduled for January 24<sup>th</sup> at 6:00 PM*

A brief discussion was held in regards to recent Rte. 230 development along with concerns it may be overlooked. Mr. Burkhart noted there is correspondence back and forth between Mr. Letavic and Ms. Korber, DCPC. Ms. Korber may have provided numbers that will help with the traffic study. Mr. Letavic has taken a very acute interest and requested more information. Ms. Stoner asked it if were possible for an update at the next Comprehensive Plan Meeting.

**Adjournment**

Mr. Pistor motioned to adjourn the meeting. Seconded by Mr. Kopp.

All in favor. Meeting adjourned 7:43p.m.

  
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Adam Kopp, Secretary