

**Londonderry Township Board of Supervisors  
WORK SESSION MEETING  
LONDONDERRY TOWNSHIP OFFICE – MEETING ROOM  
January 18, 2023  
7:00 p.m.**

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[www.londonderrypa.org](http://www.londonderrypa.org)**

*As a courtesy to everyone, please turn off all cell phones and/or pagers, or adjust these or similar devices so that others cannot hear them. Calls received during a meeting, if answered, should be taken outside of the meeting room. Thank you.*

**Call to Order:** Board Chair, Ms. Dale called the Board of Supervisors Work Session to order at 7:00 p.m.

**Salute the Flag**

**Roll Call/Attendance/Members Present:** Anna Dale, Chair  
Mel Hershey, Vice Chair  
Mike Geyer, Member  
Bart Shellenhamer, Member

**Present:** Steve Letavic, Township Manager  
Jeff Burkhart, Code/Zoning Officer  
Andy Brandt, Public Works Director  
Andrew Kenworthy, Engineer  
Susan Yocum, Solicitor

**Absent:** Ron Kopp, Member

**Attendees:** See attached list for Residents/Guests in attendance

**Citizens Input:** None

**Zoning/Codes** – Jeff Burkhart

**Review and if appropriate consider Conditional Approval of the Subdivision Plan for Adam and Sandra Kopp, including requested Waivers and Deferrals as presented and revised by Alpha Engineers per Twp. Engineer and DCPC and Zoning Officer review comments.**

Mr. Burkhart asked the Board to review revisions made to the plans as presented by Mike Smith with Alpha Engineering and if appropriate, approve the requested Waiver of

Chap 22, Sec 304 (Preliminary Plan Processing); Deferral of Chap 22 Sec 506 (Curbs & Gutters) and Chap 22, Sec 507

(Sidewalks); and grant a Conditional Approval for the Preliminary/Final Subdivision Plan for Adam and Sandra Kopp.

Mike Smith presented the plan to the Board for consideration. Mr. Hershey asked Mike Smith if all technical issues were addressed, including driveway issues. Mr. Hershey asked Mr. Kenworthy and Ms. Yocum if there were any outstanding conditions needing to be addressed for approval.

Mr. Kenworthy indicated that there were no technical comments to be addressed other than any outside agency issues still outstanding, Ms. Yocum stated that there are two conditions needed to be added:

- The plan needs to be updated to specify which lots will be specified to retain the rights to future subdivision, and
- How many lots will be created in the future based on the subdivision plan.

All of the above were recommendations from the Township Planning Commission. Ms. Yocum noted that the subdivision rights would also need to be included on the property deeds. She also stated that there would also need to be an Agricultural Nuisance Plan Note included.

**The Chair requested a Motion to consider 1). Approval (with any modifications listed) or 2). Denial (due to the listed concerns) of the requested the-requested Waiver of Chapter 22, Sect 304**

Mr. Geyer made the motion to approve (with any modifications listed) the requested Waiver of Chapter 22, Sect 304 as presented. Mr. Shellenhamer seconded the motion.

**Call for Discussion:** None

All in favor. Motion carried.

**The Chair requested a Motion to consider 1). Approval (with any modifications listed) of the requested Waiver of Chapter 22, Sect 303 (contour Intervals)**

Mr. Shellenhamer made the motion to approve (with any modifications listed) the requested Waiver of Chapter 22, Sect 303 as presented. Mr. Hershey seconded the motion.

**Call for Discussion:** None

All in favor. Motion carried.

**The Chair requested a Motion to consider ~~4~~ Approval (with any modifications listed) of the requested Deferral of Chapter 22, Sect 506 as presented.**

Mr. Geyer made the motion to approve (with any modifications listed) the requested Deferral of Chapter 22, Sect 506 as presented. The motion was seconded by Mr. Hershey.

**Call for Discussion:** None

All in favor. Motion carried.

**The Chair requested a Motion to consider Approval (with any modifications listed of the requested Deferral of Chapter 22, Sect 507 as presented.**

Mr. Geyer made the motion to approve (with any modifications listed) the requested Deferral of Chapter 22, Sect 507 as presented. The motion was seconded by Mr. Shellenhamer.

**Call for Discussion:** None

All in favor. Motion carried.

**The Chair requested a Motion to consider Conditional Approval (with any modifications listed) of the Preliminary/Final Land Development and Subdivision Plan for Adam and Sandra Kopp as presented and revised per Engineer and DCPC and Zoning Officer review comments.**

Mr. Geyer made the motion to consider Conditional Approval (with any modifications listed) of the Preliminary/Final Land Development and Subdivision Plan for Adam and Sandra Kopp as presented and revised per Engineer and DCPC and Zoning Officer review comments. Mr. Shellenhamer seconded the motion.

**Call for Discussion:** None

All in favor. Motion carried.

**Lytle Farm (South Side)**

The Board of Supervisors were presented with a Revised and Updated Concept Plan of the Lytle Farm (south side) development site for review and comments. Mr. Nate

Peppitone, the land owner and his legal and engineer representatives presented the proposed overview and changes. Mr. Peppitone provided a summary of how the proposed development has progressed and the agreements made with the Township. He presented the Board with a Plan he titled the "Falcon Ridge" concept. He stated the old TND does not work in today's economy due to walls and grading.

Additional Issues:

- Stormwater Legacy Sediment;
- The existing gas line
- Several "By Right" design issues will need to be addressed;
- A proposed traffic light at the entrance
- Cul-de-sac lengths and entrance and exit issues;
- The proposed size of public vs. private streets and curbs.

**Future Item** – Comprehensive Plan update meeting scheduled for January 24, 2023 has been postponed until further notice.

### **New Business**

#### **Off-ramp Signage for Love's**

Mr. Geyer asked about possible additional signage to keep tractor trailers from disrupting traffic on the Tollhouse Road exit before Love's. Mr. Brandt will work with PennDOT to try and resolve the issue.

### **Old Business**

#### **Tree Removals in the Right-of-Way**

Ms. Yocum confirmed the Township's tree removal ordinances and provisions for felled trees. Ms. Dale recommended that this topic be included in a future Newsletter. Mr. Letavic and Mr. Brandt will work on the issue.

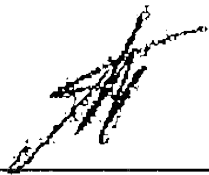
### **Executive Session**

The Board of Supervisors went into Executive Session at 8:30 p.m. to discuss a legal matter with solicitor Yocum. The Board of Supervisors adjourned the Executive Session at 8:53 p.m. There were no actions taken.

### **Adjournment**

Mr. Shellenhamer motioned to adjourn the meeting. Seconded by Mr. Hershey. All in favor. Meeting adjourned at 9:03 p.m.

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Secretary/fr