

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES**

November 16, 2020

7:00 p.m.

The Londonderry Township Planning Commission held their monthly meeting on Monday, November 16, 2020 via Zoom Telecommunication due to Corona Virus Pandemic.

Regular Meeting

Call to Order: 7:00 p.m.

Roll Call of Members

Present: Bruce Grossman, Chair
Patience Basehore, Vice-Chair
Carolyn Stoner, Member
Adam Kopp, Secretary
Jeff Burkhart, Zoning Officer
Jim Diamond, Township Solicitor
Andrew Kenworthy, HRG
Alexa Korber, Tri-County Regional PC

Absent: Irvin Turpin, Member

Attendees: Rob Shaffer, Act One Associates
Rick Caranfa, Akens Engineering

Citizens Input - None

Approval of Minutes – Approval of October 19, 2020 Planning Commission Minutes

Ms. Basehore motioned to approve the October 19, 2020 minutes. Seconded by Mr. Grossman. All in favor. Minutes approved.

Code/Zoning – Jeff Burkhart

A Final Land Development Plan for RJ Sherman (Vermeer North Atlantic)

Mr. Burkhart presented to the Planning Commission for review and consideration of the final land development plan for RJ Sherman (Vermeer North Atlantic). As part of this application a request for Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat and a Waiver of S.L.D.O. Sec 22-508 – Requirement to install Shade Trees is requested. A request for Deferral of S.L.D.O. Sec 22-507 – requirement to construct sidewalk as part of the development of this site is also requested.

Mr. Grossman reviewed with the Planning Commission the documents received to include a memo with a review report from HRG dated 10/8/20, an HRG reviewed report #2 dated 10/30/20, DCPC review dated 9/30/20, a letter from Act One Associates dated 10/27/20, and a set of plans dated 9/23/20 revised October 26, 2020. Mr. Kenworthy noted the plans are in order for review. Mr. Schaffer, Act One Associates concurred with the comments from Mr. Burkhart and Mr. Kenworthy, and also noted more vegetation is added as suggested by the Planning Commission

1. Ms. Stoner motioned to recommend the Board of Supervisors consider the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the development of this site. Seconded by Mr. Grossman.

Call for Discussion: None

All in favor. Motion approved.

2. Mr. Kopp motioned to recommend the Board of Supervisors consider approval of the requested Waiver of S.L.D.O. Sec 22-508-Requirement to install Shade Trees for the development of this site. Seconded by Mr. Grossman.

Call for discussion: None

All in favor. Motion approved.

3. Mr. Grossman motioned to recommend the Board of Supervisors consider approval of the requested Deferral, with the addition of the appropriate plan note; of S.L.D.O. Sec 22-507-Requirement to construct sidewalk as part of the development of this site. Seconded by Ms. Basehore.

Call for discussion: None

All in favor. Motion approved.

4. Ms. Stoner motioned to recommend the Board of Supervisors consider approval of the Final Land Development Plan for this site as presented with obligatory HRG comments attached. Seconded by Mr. Grossman.

Call for discussion: Ms. Basehore questioned if the suggestions by the Tri-County Regional Planning Commissioner were addressed which were to consider a staff review by MS4 and the Fire Marshall. Mr. Burkhart commented

that Ms. Dykman-MS4 will be provided information for review, along with the chief of the Fire Company, Mr. Shellenhamer who is currently on the Londonderry Township Board of Supervisors

All in favor. Motion approved.

A Sketch Plan for Pine Manor Mfd. House Park Phase 2 for Expansion of Facilities

A sketch plan was presented for review and comment. Comments from HRG (Twp Engr.) as well as comments from the Township staff are included for review and reference by the Planning Commission. While no formal action for approval or denial of this proposal is required; Chap 22, Part 3, Sec 22-302 does encourage submission of such a Sketch Plan for the purpose of receiving advice from the Township Planning Commission to the applicant regarding conformity with Township standards and to alert the applicant to other factors to be considered in the design of the land development proposal.

Rick Caranfa, Akens Engineering – discussed the Pine Manor Sketch Plans, Phase 2 dated 10/20/20, the HRG Letter dated October 14, 2020 Review Report #1, and the Sketch Plan Review Report from the Londonderry Township dated 11/3/20.

Mr. Diamond noted the role of the Planning Commission is to provide comments and guidance for sketch plans.

Call for Discussion: A lengthy discussion was held on the size of the lots especially with shed add-ons and the possibility of SWM issues and fires. Emergency access areas for township trucks and first responders were addressed with the possibility of a need for traffic counts. Other issues were problems noted with extended street names, sewer management and the need for park activity such as the possibility of a walking trail which may connect to an adjacent park.

Future Items

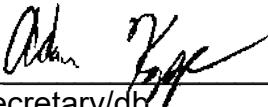
Continued discussion regarding the Comprehensive Plan review and update with the possibility of virtual meetings. Mr. Grossman plans to actively mark review sessions.

Adjournment

Ms. Stoner motioned to adjourn the meeting. Seconded by Mr. Grossman.

Call for discussion: None.

All in favor. Meeting adjourned 8:05 p.m.



Secretary/db