

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
November 21, 2022
7:00 p.m.**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, November 21, 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
Irv Turpin, Member
Jeff Burkhart, Codes Officer
Susan Yocum, Solicitor
Mike Wood, HRG
Alexa Korber, Tri-County Regional Planning Commission

Absent: Patience Basehore, Vice Chairperson

Attendees: Michael Geyer, Board Member Hillsdale Cemetery
Jim Szymborski, Board Member Hillsdale Cemetery
Mark Whitaker, PE Dynamic Engineering Consultants, PC
Joseph Mizrahi, Paramount Realty Developer
John Murphy, Alpha Consulting Engineers
Claudia Shenk, Esq., McNees

REGULAR MEETING:

Citizens Input

Approval of Minutes – October 17, 2022

Mr. Turpin motioned to approve the October 17, 2022 minutes with modifications made by Ms. Stoner clarifying Jim Szymborski and Michael Geyer as Board Members of the Hillsdale Cemetery on pages one and three. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Hillsdale Cemetery Corporation - Lot Consolidation

Mr. Burkhart introduced Mr. Geyer, Board Member Hillsdale Cemetery. A plan was proposed for the consolidation of three (3) separate tax parcels into one parcel under the ownership of Hillsdale Cemetery Corporation. There is no new development

proposed as part of this lot consolidation plan. Hillsdale Cemetery Corporation requested recommendation for approval to the Board of Supervisors of the requested waiver of Chapter 22, Sect 304 Lot Add-On Plan for Hillsdale Cemetery.

Mr. Pistor motioned to recommend to the Board of Supervisors approval of the waiver of the preliminary plan. Seconded by Mr. Turpin.

Call for Discussion: None

All in favor. Motion approved.

Mr. Turpin motioned to recommend to the Board of Supervisors consider approval of the Lot Add-On Plan for Hillsdale Cemetery contingent upon the address of HRG and Dauphin County Planning Commission administrative comments; contingent upon proof of the applicant's entity as the legal successor; and verification of the quick claim deed as needed for the consolidation. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Motion approved.

Adam Kopp recused himself.

Preliminary/Final Subdivision Plan for Adam and Sandra Kopp

John Murphy, Alpha Consulting Engineers, represented the Kopp's Subdivision Plan. Mr. Murphy presented a 3-lot subdivision plan on Schoolhouse Road north of turnpike. HRG, Dauphin County Planning Commission and Mr. Burkhart's reviews were presented. The middle lot is a little less than 15 acres for proposed residence and residual lots on either side are 10 and will keep within the 10-acre clean and green. Only one proposed residential lot and other lots will be used for farming. Sewage planning was documented on the resident's lot. A preliminary plan waiver was requested with HRG recommended approval and also a request for two deferrals. Three deferrals were originally requested; however, a withdrawal for deferral of curbs and sidewalks along the private drive was requested since it is not needed.

Ms. Stoner opened discussion on residual subdivisions. Mr. Burkhart noted the Township regulations do require a note be added to the plan indicating which lots are subdivided and also an "ag nuisance disclaimer" to avoid residential complaints. Mr. Burkhart noted that the Kopp's are also seeking approval from DEP and also PennDot for a driveway permit. Mr. Wood, HRG, commented on the driveway grade which is being corrected. Ms. Korber, Tri-County Regional Planning Commission noted that the property owned is an agricultural security area and to contact DCPC for the need for agricultural easements and possible easements for sidewalks and curbs.

Mr. Turpin motioned to recommend to the Board of Supervisors consider approval of the requested waiver of the Preliminary/Final Subdivision Plan. Seconded by Mr. Pistor.

Call for Discussion: None

All in favor. Motion approved.

Mr. Turpin motioned to recommend to the Board of Supervisors consider approval of the requested deferral of Chapter 22, Sect 506 of curbs and sidewalks. Mr. Pistor seconded the motion.

Call for Discussion: None

All in favor. Motion approved.

Ms. Stoner motioned to recommend to the Board of Supervisors consider approval of the Preliminary/Final Land Development and Subdivision Plan for Adam and Sandra Kopp contingent upon corrections or updates on Township comments dated November 11, 2022, HRG comments dated October 31, 2022 and Dauphin County Planning Commission dated October 18, 2022. Mr. Turpin seconded the motion.

Call for Discussion: None

All in favor. Motion approved.

Sketch Plan submitted for WAWA at the intersection of Schoolhouse Road and Vine Street

Claudia Shenk, Esquire, McNeas introduced Joseph Mizrahi, Paramount Realty Developer, and Mark Whitaker, PE, Dynamic Engineering. Ms. Shenk opened discussion with informal opportunity to review the plan.

The Planning Commission's discussion centered around the request to have the Township "turn back" a portion of the Right-of Way area of Schoolhouse Road. In order to proceed, the Right-of-Way needs to be determined, and if in fact the Township does own that portion of the road. There is documentation from Aero Engineers from 2012 and a map from Penn Dot from 2013 which conflict ownership. A suggestion was made to have a traffic engineer confirm ownership.

The discussion also questioned the general truck delivery and customer traffic within the site and with the surrounding areas. Mr. Burkhardt noted concerns of potential traffic congestion in the area of the Schoolhouse Road. HRG had concerns that the fuel trucks and delivery trucks will overlap. The applicant was asked if possibly the proposed store and fueling area might be re-positioned or reduced in size to better conform with the present size of the properties involved.

The Planning Commission further questioned the possibility of legal concerns in regards to selling off a right away. Ms. Yocum, Esquire noted that there are sovereign immunities. Ms. Yocum further noted the plans looked great and questioned whether delivery trucks could go through either entrance. It was confirmed that the trucks could. Ms. Yocum further noted a large portion was impervious coverage and wanted to know if the coverage was calculated. It was noted that calculation was not done; however, it was probably around 80 percent.

Further discussion was held on stormwater management. The applicant noted it had not been developed yet and indicated the possibility of a need for underground water drainage. The need for easements was also noted by the Planning Commission.

Mr. Burkhart mentioned the Township Public Works Department, and other outside agencies would be involved in the process. The applicant agreed to look into these concerns and a response is expected.

Future Items – Comprehensive Plan Update Meeting scheduled for December 6, 2022 at 6:00 PM at the Township Office Meeting Room.

Ms. Stoner requested a cadence of meetings on December 6th for the Comprehensive Plan. Mr. Burkhart plans to reach out to Tim Staub from HRG.


Mr. Burkhart provided a brief update with regard to Traffic Study in reference to Vision Ventures warehouse developer original plan for parking and also the original design/classification of Rte 230. Ms. Korber, DCPC agreed to provide information from the transportation staff for the next meeting on December 6th.

Further recommendation was made by Ms. Stoner for the Township to engage HATS from Dauphin County Planning Commission in a Regional Traffic Study.

Adjournment

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

All in favor. Meeting adjourned 8:23 p.m.



Adam Kopp, Secretary