

LONDONDERRY TOWNSHIP

**PUBLIC MEETING RESULTS SUMMARY**

June 28, 2023

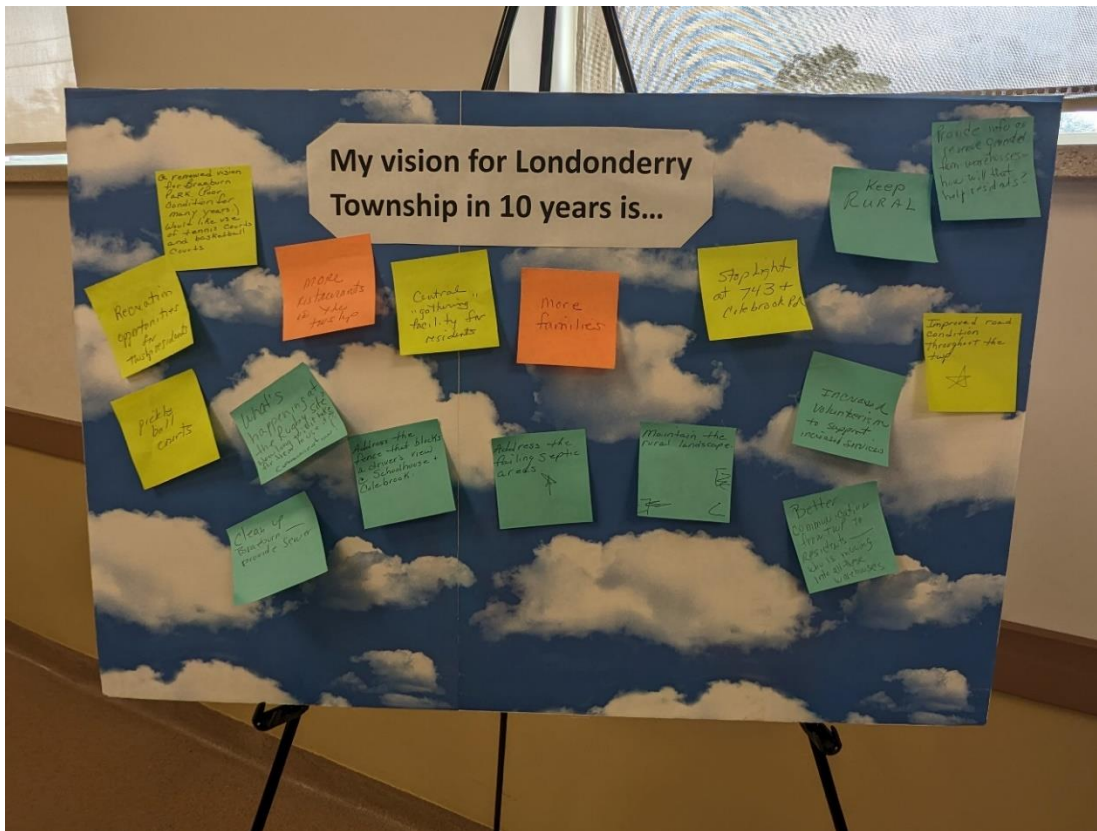
Herbert, Rowland & Grubic Inc.

## OVERVIEW

On June 28, 2023, HRG facilitated two public meetings. The first meeting was held at 1PM and the second meeting was held at 7PM, both took place at the Londonderry Fire Company located at 2655 Foxianna Road, Middletown, PA 17057. Based on the sign in sheets from the meetings, a total of 65 people attended. At the 1PM meeting, a total of 37 residents signed in. By comparison, 28 people officially signed in at the 7PM meeting.

The intent of both meetings was to educate the residents on what a comprehensive plan is and why the Township had embarked on this project. The overview of the comprehensive plan and the overall project was captured by HRG staff in a twenty-minute presentation. A copy of the presentation is attached to this memo. The purpose of the second part of the meeting was to seek input from those in attendance on important issues for the Township to address as part of the comprehensive planning process. The gathering of public input was accomplished in four separate stations. The intent of each station and the input received is highlighted below.

## BLUE SKY EXERCISE: WHAT IS YOUR VISION FOR THE TOWNSHIP IN THE NEXT 10 YEARS?



Participants at the Blue Sky Exercise were asked to record on post it notes what their vision of Londonderry Township would look like in 10 years. Input from both the 1PM and 7PM meetings are shared below and grouped into overarching themes.

### 1PM Meeting

- Facilities

- Central “gathering” facilities for residents.
  - What’s happening at the rugby site? How long will it take for them to use it? Communication!
  - Provide info on revenue generated from warehouses and how will that help residents.
  - Better communication from Township to residents, who is moving into all these warehouses.
  - Get cop coverage.
  - Recycling service in the Township, have trash company also pick up recycling.
  - Increased volunteerism to support increased services.
- Parks and Recreation
    - A renewed vision for Braeburn Park (poor condition for many years); would like use of tennis and basketball courts.
    - Pickleball courts (2)
    - Improve existing recreation facilities – pickleball courts, bathrooms, sport field improvements.
    - Clean up Braeburn, provide sewer.
    - Recreation opportunities for Township residents
- Future Growth
    - More restaurants in the Township
    - More businesses along Rt. 230
    - Slow growth
    - More families
    - Keep it more the same with number of residents because we don’t want it overpopulated. That is why we live in a rural area.
- Infrastructure
    - Stoplight at 743 and Colebrook Road
    - Address the fence that blocks the drivers’ view at Schoolhouse and Colebrook
    - Improve road conditions throughout Township.
    - Address the failing septic areas.
    - Better roads
    - Stays rural, repair roads.
    - Road repairs on Colebrook Road, Steinruck Road, and Turnpike Bridge
- Environmental
    - Nature trail along Swatara Creek
    - Maintain the rural landscape.
    - Keep rural.
    - Preserve wildlife along with development.

## 7PM Meeting

- Parks and Recreation
  - I don’t have to drive to Bullfrog to walk.
  - New improved Braeburn Park, lots of young families now in the neighborhood
  - To see many young families like my own, have nice parks to go to and outdoor areas to play, update Braeburn Park

- A calendar filled with community gatherings, fairs, festivals, boosting our community spirit and local identity.
- Community area or building that can be used by young families
- A boat or canoe ramp would be nice on the Londonderry side of the Swatara Creek, similar to Middletown

#### ■ Future Growth

- In 2033, Rt. 230 developed with some restaurants within the “warehouse row”, maybe some walking or recreation areas as well
- Since development seems inevitable, would like to see development confined to the Route 230 corridor
- Keep it as rural as possible, I like the natural quietness not found in cities and towns
- Minimal to moderate growth
- A community that favors the residents over the corporate interests
- A community that preserves local food producers and their businesses
- Wawa or Sheetz at corner of Tollhouse Road or some sort of fast food
- Development with apartments for small families and elders
- Would like the Township to remain rural. Oasis away from congestion and activity.
- Residential planning should include a variety of living options from single-family homes to townhomes, supported by commercial spaces, all aimed at fostering a self-sustaining community.
- Along Route 230, we foresee commercial expansion that brings meaningful tax revenue to the area.
- Biggest assets: Proximity to Hershey, Hershey Park, the theater, Chocolate World, and other venues

#### ■ Infrastructure

- Improve roadways to support new heavy traffic and warehouse trucks
- Improved infrastructure – power, water, sewer, etc.

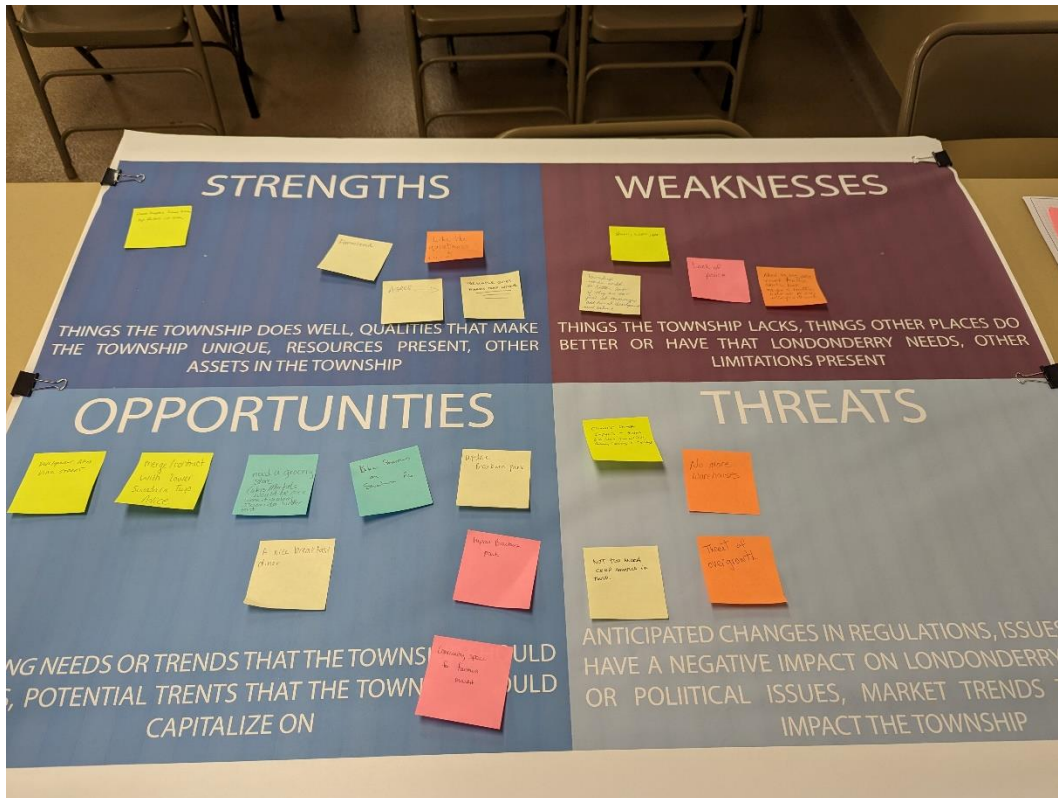
#### ■ Environmental

- Biggest assets: Swatara Creek, popular for outdoor enthusiasts, fishing, kayaking, floats, and hiking
- Biggest assets: Sunset Park and Golf Course, outdoor family areas
- Harmonious balance of preserved agricultural land parallel to the establishment of a robust local farmers market that rivals the scale of Roots in Lancaster County.

## S.W.O.T EXERCISE (STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS)

### S.W.O.T Summary

Participants at the Strengths, Weaknesses, Opportunities, and Threats (SWOT) Station shared what strengths Londonderry could build upon or maintain, what weaknesses the Township needs to overcome, what opportunities existed to capitalize on, and what could possibly present a threat to the community in the future. The results from both meetings are separated and grouped below:



The SWOT Board at the 7PM Meeting

### Strengths

1PM Meeting	7PM Meeting
<ul style="list-style-type: none"> <li>■ Rural, livable Township, please keep it this way</li> <li>■ Rural setting</li> <li>■ Easy to access to state route 283</li> <li>■ Rural, quiet, wildlife</li> <li>■ Central location between Lancaster and Harrisburg</li> </ul>	<ul style="list-style-type: none"> <li>■ Farmland</li> <li>■ School district drives lots of families into area</li> <li>■ Ability to plan for the future intelligently; "clean slate."</li> <li>■ Residents have mindset of "community"</li> <li>■ The simple quiet makes the Township unique x 2</li> <li>■ Like the quietness and rural nature</li> <li>■ Lower Dauphin School District is top rated in the area</li> </ul>

## Weaknesses

1PM Meeting	7PM Meeting
<ul style="list-style-type: none"> <li>■ Staff at Township seems overwhelmed.</li> <li>■ The chip and tar process needs to be changed. Too much oil and no compacting of stones. Round Top Road becomes an oil slick on hot days.</li> <li>■ No ambulance, Recycling, Public Sewers, Trails</li> <li>■ Poor condition of many of the roads</li> <li>■ Lack of focus on Braeburn Park. Courts are not usable.</li> <li>■ Septic systems in many areas</li> <li>■ Residents lack interest in participating in Township general business until big changes become apparent.</li> <li>■ Poor focus on condition of housing (codes)</li> <li>■ Address Swatara Creek flood issues</li> <li>■ Keeping the Township rural and protecting farmland after destroying so much of it.</li> <li>■ Lack of enforcement with regards to property codes</li> <li>■ Township staff- can't get meetings to discuss ideas, projects, etc.</li> <li>■ Not to be condescending, same people running Township, need other voices should be a limit; very thankful for their service.</li> <li>■ We need transparency in Township business/decisions</li> </ul>	<ul style="list-style-type: none"> <li>■ Lack of police</li> <li>■ Lack of "safe" community spaces to take our children.</li> <li>■ Lack of natural gas</li> <li>■ Level of retail on route 230</li> <li>■ Township roads could be better but if they are too good it encourages additional development. Need balance.</li> <li>■ Sewer, water, and gas</li> <li>■ Need to see once truck traffic starts, but maybe a traffic light at Route 230 and Geyers Church Road</li> </ul>

## Opportunities

1PM Meeting	7PM Meeting
<ul style="list-style-type: none"> <li>■ To live in a central, quiet location</li> <li>■ More working with neighboring municipalities (Derry Twp, Middletown); Partnerships</li> <li>■ Volunteerism opportunities! Just need the volunteers.</li> <li>■ If asset is young people, capitalize by offering activities to our children within the Township.</li> <li>■ Why do all neighboring townships provide leaf cleanup except Londonderry</li> </ul>	<ul style="list-style-type: none"> <li>■ Development along Vine Street</li> <li>■ A nice breakfast diner</li> <li>■ Merge/contract with Lower Swatara Township Police</li> <li>■ Need a grocery store (Weis Markets would be nice since it's along 230 corridors further east)</li> <li>■ Bike sharrows on Swatara Road</li> <li>■ Community space for farmer's market</li> <li>■ Update and Improve Braeburn Park</li> </ul>

## Threats

1PM Meeting	7PM Meeting
<ul style="list-style-type: none"> <li>■ Township committees need to be kept informed by supervisors, transparency.</li> <li>■ Township building needs more hours to be open and to hire needed staff.</li> <li>■ New workforce will make Londonderry a “Carlisle Pike” terrible!</li> <li>■ Keep the farmlands</li> </ul>	<ul style="list-style-type: none"> <li>■ Climate change impacts - storm lines, overhead powerlines, roadway flooding and drainage.</li> <li>■ No more warehouses</li> <li>■ Not too much Corp American in Township</li> <li>■ Threat of overgrowth</li> </ul>

## FUTURE LAND USE MAPPING EXERCISE

Participants at the Future Land Use Station were asked to identify areas on a table sized map of where they would like to see development occur and what type of development they would prefer. In addition, participants were also asked to identify areas in the Township they would like to see preserved. The results from both meetings were combined with the main themes described below:

### Main Themes

- Preserving the rural landscape
- The agricultural land should remain as such.
- A nature trail from Braeburn Park would be a nice addition to the small secondary park.
- Residents would like to see more passive recreation via biking and hiking trails in the Township, especially along natural assets such as the Swatara and Conewago Creeks as well as the Susquehanna River (although not a lot of that riverfront land is useable due to Three Mile Island)
- Some residents would like to see more commercial development in the northwestern area of the Township, those amenities could include a grocery store or a hardware store.
- Since Rt 230 is their primary commercial corridor, the residents would like to see businesses, especially restaurants, along that road to support the influx of workers at the warehouses in the area during the work week.
- Residents would like to see a Bike Trail along the Township’s side of the bank of Conewago Creek.
- Swatara Creek Rd and the land surrounding it from PA 283 to Hillsdale Rd should be a protected corridor. This could include a walking path.
- Miscellaneous items
  - A resident asked for a 55+ housing development.
  - A community center could be built at the park to host indoor events.
  - Several dangerous intersections were identified where fast cars and trucks frequently have accidents (more on that at the transportation station)



Future land use mapping in action (7PM Meeting)



Example of comments on Land Use Map

## MOTORIZED AND NON-MOTORIZED TRANSPORTATION MAPPING EXERCISE

Participants at the Motorized and Non-motorized Transportation Station were asked to identify areas on a table sized map of where they would like to see active transportation improvements that include walking and bicycle routes. General comments that were not geographically identified were also recorded in relation to transportation at these two stations. The results from both meetings are described below:



## Main Themes

The most popular comments were around a nature trail being put in along one of the creeks. Additionally, residents were less interested in sidewalks and bike lanes on roads. Residents commented that many of the roads lack a shoulder and are narrow, making them hesitant to walk or bike on them.

### 1PM Meeting

- General Comments
  - Line of sight regulations should be reviewed and revised for the Township. There have been specific issues with fences and vegetation making it difficult to see at intersections.
  - There are issues with tractor trailers using Schoolhouse Rd. The resident called the truck company and was told the driver must follow the GPS and the GPS cannot be changed. But this road is residential and not set up for this kind of traffic. Residents have concerns that this will only get worse as the warehouses become occupied.
  - Tractor trailers are using PA-441 to get to the back of the Harrisburg Airport (441 to Ann St). Residents asked if it was possible for this traffic to be moved to PA-283. They are concerned this traffic will only get worse as the warehouses are occupied and would like to see the routes changed before that happens.
- Comments Added to Map
  - Would like to see a nature trail or bike lanes in the Township. Specific location is unclear. Potentially in northwestern portion of the Township, along the river.
  - Concert traffic at the Vineyard on Schoolhouse Rd needs to be controlled better.

### 7PM Meeting

- General Comments
  - The warehouse on Rt. 230 has created truck traffic on Swatara Creek Rd, which is not designed or maintained to handle trucks or an increase in general traffic. There is nothing to prevent traffic from going that way to get to Love's. They are using it as a throughway and speeding.
  - A resident asked about current stormwater management requirements. Does the Township have to comply with MS4?
  - Schoolhouse Rd is not well maintained or wide enough.
  - Vine St is tight, and drivers are run off the road.
  - At the end of Newbury Rd to Schoolhouse Rd there is an extreme incline that is an issue for school buses and flooding.
  - Tractor trailers are using Colebrook Rd and speeding. There are general traffic and speeding issues on the road and a need for speed control. There have been accidents at Colebrook Rd and Schoolhouse Rd.
  - There is a need for access control west of Tollhouse Rd on Rt 230. There are issues at the existing convenience store and there should be better access control moving forward.
  - Issue with truck traffic on Rt 230 related to the warehousing.
  - Intersection of Colebrook Rd and Schoolhouse Rd is a tight corner, has poor sight lines/visibility, and there is a big hole that should be filled.
  - There is concern about school traffic with traffic cutting through Tollhouse Rd. The speed should be reduced to protect students. The school has a lot of activity and attracts people to

live in the area. There is some question about if attendance is increasing or decreasing and we should confirm with the school district.

- Currently, trucks travel Tollhouse Rd to Rt 230 to the warehouses. This is lengthening the school bus ride. The Township should consider an off-ramp from PA-283 to Beagle Rd.
- Traffic and noise at the end of North Geyers Church Rd for PA-283, getting worse with increased truck traffic.
- Visibility issues at Schoolhouse Rd, off Rt 230 off Braeburn Rd.
- Concern about natural resources along Rt 441/ river.
- Rousch Rd from Colebrook Rd to Deodate Rd needs to be repaved/ resurfaced and widened. The road is crumbling on the sides and there are visibility issues with oncoming traffic at the hill.
- At the intersection of North Geyers Church Rd and Rt 230, there is a turn lane in each direction that is not marked (currently striped as turn lanes, but do not have arrows). This creates issues with turning movements and oncoming traffic and people cutting around people attempting to turn.

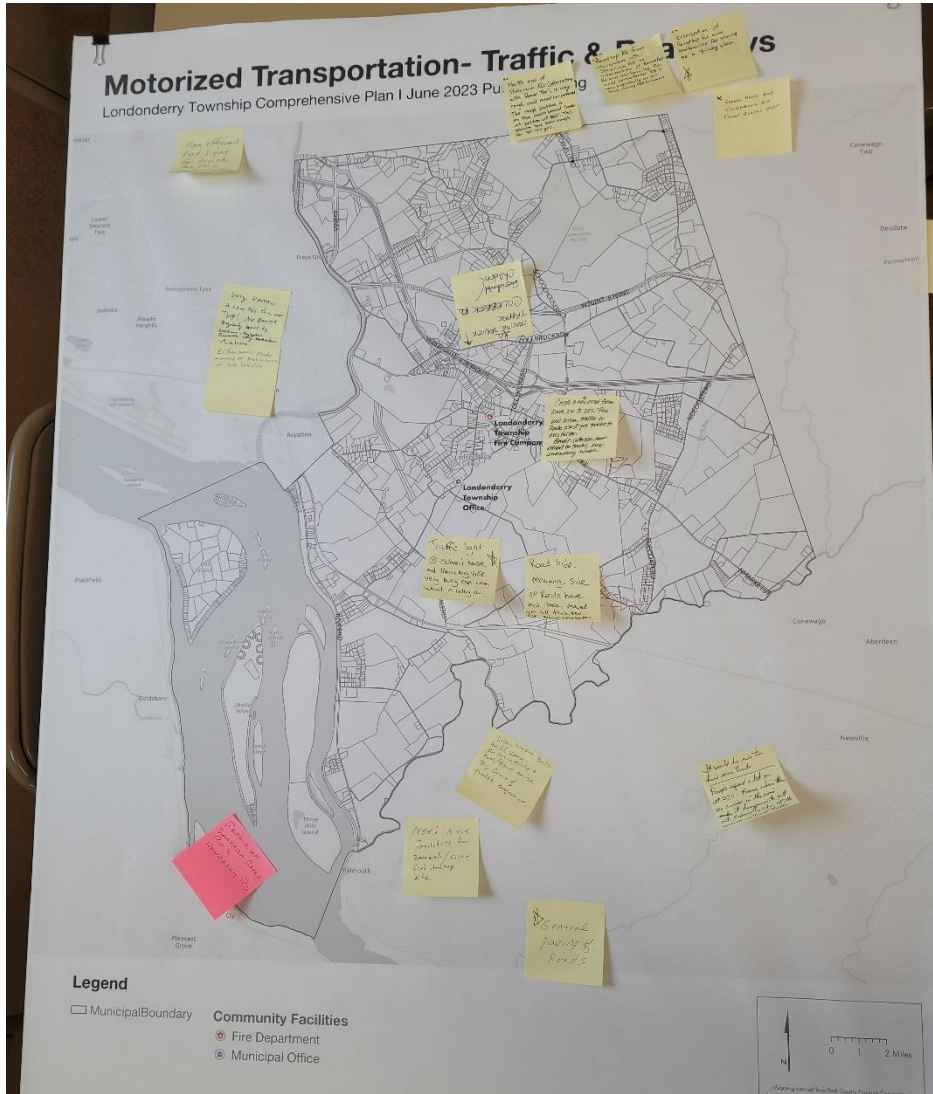
#### ■ Comments Added to Map

- Location Specified Comments
  - (Need) Traffic light at Schoolhouse (Rd) and Harrisburg Pike. Very busy especially during school dismissal. (This was supported by another resident)
  - Repair of Swatara Creek Rd and Newberry Rd
  - Create a new road from Route 230 to 283. This will lessen traffic on Route 230 and get trucks to 283 faster. Benefit: Safer 230, more efficient trucks, keep Londonderry livable (Comment was left east of Schoolhouse Road)
  - (Intersection of) Schoolhouse Rd and Colebrook Rd fence blocks view
  - Intersection of Roundtop Rd and Waltonville Rd should be a 3-way stop. (This was supported by another resident)
  - Roundtop Rd from intersection with Steinruck Rd to intersection of Roundtop Rd and Waltonville Rd need to be resurfaced. It is now essentially an oil slick during hot summers.
  - North end of Steinruck Rd (intersection with Roundtop Rd) is very rough and needs to be resurfaced. The rough section is on the southbound land at the bottom of the hill. This section has been rough for 30-40 years.
  - No tractor trailer traffic on Colebrook Rd. Residential/children.

#### ■ General Comments

- Need more facilities for baseball/soccer/field hockey, etc.
- General (re)paving of roads. (This was supported by another resident)
- Warehouses built with zero improvements to road/street access. Big cause of traffic congestion.
- (Need) Roadside mowing. Side of roads have not been mowed at all this year. Especially around warehouses.
- More efficient road signs for truck traffic. ((Trucks should) NOT (use) Schoolhouse Rd)
- Very narrow 2 land roads throughout Township! No berms. Regularly used by walkers, bicyclists, runners. Very hazardous conditions. Either needs roads widened or restrictions on wide vehicles.
- It would be nice to have more trails.

- People speed a lot on Rt 230. Areas where there are curves in the road make it dangerous to pull out. Especially with the increase in truck traffic.



The Motorized Transportation Map with sticky notes from the meeting