

Londonderry Township  
Board of Supervisors Public Hearing and Work Session  
September 16, 2008

The Londonderry Township Board of Supervisors held a public hearing on Tuesday, September 16, 2008 at the Municipal Building, 783 S. Geyers Church Road, Middletown, PA 17057 beginning at 7:00pm.

Present:

Andy Doherty, Chairman, Board of Supervisors  
Daryl LeHew, Vice Chair, Board of Supervisors  
Anna J. Dale, Member, Board of Supervisors  
Ronald Kopp, Member, Board of Supervisors  
Steven Letavic, Township Manager  
Chris Feese, Township Treasurer  
Andrew Kenworthy, Engineer  
Peter Henninger, Solicitor

Absent: William Kametz, Board of Supervisors

**Salute the Flag**

**Public Hearing** - Township Solicitor Peter Henninger presented Ordinance No. 2008-2 amending the code of ordinances, No. 91-2, Chapter 27. An Ordinance amending the Londonderry Township Zoning Ordinance and Zoning Map to establish optional provisions for Traditional Neighborhood Development (TND) and adding new definitions and creating an overlay district encompassing two major tracts of land.

Solicitor Henninger explained the background of this ordinance and the steps that have already taken place including proper advertising, written notification to surrounding property owners, posting of public hearing notices and payment of fee.

Charlie Schmehl, URDC gave a summary of the ordinance.

Will Selman, TPDA gave a power point presentation reviewing common growth patterns in developing communities and comparing TND's to traditional sprawl. He outlined some common traits seen in suburban sprawl and how this ordinance could curb that kind of development.

BOS and Twp Manager Comments: Chairman Doherty relayed Supervisor Kametz's 100% support for the ordinance. Supervisor Kopp explained the significant amount of research, field trips and meetings that have taken place to reach this point. Vice Chair LeHew assured the landscape of the Twp will remain the same; this ordinance will only affect the "red" commercial corridor along Rt 230 which is following the Municipal Planning Code (MPC). Supervisor Dale believes this is an opportunity to preserve farmland and nature while providing a nice safe place for young families to raise their children. Mr. Letavic commented that a TND is conservation by design which will sustain growth and preserve the Twp. Beauty of a TND is creation of residential, commercial and EIT tax base, keeping our tax rates low while preserving farmland and natural areas. Amenities will include ball fields, community center and trails that will be

open to the public. Lower Dauphin School District supports this TND ordinance. Sewer and Water lines will be brought to Rt 230 paid for by the developer not the taxpayer.

**Floor is open for public comments:**

Glenn Hutchinson, 3787 Beagle Rd, how will you handle blending of existing homes that are next to new development.

- Ordinance calls for a 150' border, landscaping, matching like to like for example single family homes will be built next to single family homes.

Sherry Caldwell, 4035 Beagle Rd, what will water/sewer financial impact be on existing residents? Appreciate the thought and effort that's gone into this, was opposed but has changed her mind and now agrees with this plan.

- DTMA will own and operate the sewer and PA American Water will own and operate the water system.

Patty Brenise, 4355 Highland, Thanked Mr. Letavic for taking the time to explain to her, will this help Braeburn area with sewer.

- Developers will not bring sewer to Braeburn area, the Twp will have to have the lines extended but the TND will shorten the distance and help offset the cost of getting sewer to Braeburn area, DTMA will provide enough capacity for Braeburn area.

Esam Haggag, 230 Diner, wanted to know about bringing sewer to the Diner and the cost of the tapping fee.

- if the development is built you will have the opportunity to hook into the sewer operated by DTMA.

Ted Cascade, 46 Colebrook Rd, will Lytle's old plan be developed which would have placed sidewalk through his property.

- prior plans have been discarded, the new plans don't appear to affect existing property owners but please contact Mr. Letavic to look at map and review.

Paul Gallo, 262 Colebrook Rd, who initiated the TND project, is this meeting just a sales pitch and we have no say.

- the current cluster option needed to be improved so the Twp started to look around at other options.

- this meeting is absolutely not a sales pitch, this is a public hearing which has been properly advertised and notice given above and beyond requirements. The Twp has three public meetings per month that are advertised and in the past 8 months this subject has been discussed numerous times.

Lois Patty, 297 Roundtop Rd, will residential or commercial be developed first.

- there's no standard but typically residential is developed first because there needs to be a customer base to support commercial business.

Dori Crater, 310 Iron Mine, how does TND affect surrounding property owners in regards to landscaping and sidewalks.

- ordinance does not require current owners to install sidewalks or change their landscaping.

Lisa Ditty, 91 Stephania Dr, has Lytle and School Heights already been sold to developers. How do you make the developers comply.

- yes, they have been sold and will be developed in fashion. All plans will go through Twp's normal process and must be approved by the planning commission and BOS.

Dennis Thomas, 1125 Foxianna, long term, what prevents other farms from selling to a developer now that we have created a sewer trunk. One section was a landfill, can they build on that section.

- with these developments DTMA will be at capacity, therefore infrastructure will limit other development. Some farms in the Twp are preserved and can't be developed. Also electing a BOS that will not be willing to change zoning. DEP has monitored and certified the minor landfill at Lytle and the new owner is aware of the situation.

Lee Ann Rowland, 1742 Felker, statement - houses in development look like a shore community and we are not near a shore.

Lisa Revenis, 1211 Foxianna, statement – we will have development and we must pick the lesser of two evils and this TND is the lesser evil.

Russell Schauer, 4219 Beagle Rd, will entrance and exit to development go onto Beagle Rd.

- any plans are not that far along to know where the entrance and exit will be.

John Kreider, 2600 Roundtop – are Lytle and School Heights sold, where is the developer from. Will 3 to 4 story buildings affect HIA.

- Lytle is under contract and School Heights had been sold, developer is from Shillington, PA. 4 story buildings are not high enough to affect HIA.

Sheridan Hoke, 227 Cedar St, what are we here for tonight.

- this is a public hearing on the TND ordinance.

George Kruger, 905 Elwood Dr, likes the idea of TND, but we live here because we like the country, we don't want to live in the city, how will this TND stop future sprawl, what about Lauffer.

- it's easier for the Twp to defend zoning when we have already provided for development in a TND. Lauffer will be built as a cluster option.

Don Steffler, 1160 Foxianna, is section 8 housing being considered

- TND stipulates affordable housing as 1<sup>st</sup> time home buyer, not section 8 housing.

Jean Saltzer, 19 Iron Mine, on Lytle property will industrial zone stay the same.

- not if developed as TND.

Bryce Davis, Hoffer Rd, stressed importance of watershed and is concerned with impact development might have.

- Twp takes storm water management very seriously; all DEP regulations must be met by developer.

Mary Ann Rowland, 1742 Felker, has Lytle been paying real estate taxes on residential or farm, is the road going to exit onto Foxianna. What are the marks on the road.

- following normal procedures real estate is taxed by use. No, road will not exit onto Foxianna. Normal road work is currently being done that is not involved with development.

Michael Koven, 1800 Bowman, will sewer lines be for development only or will Rt230 be included

- DTMA has agreed to provide capacity for any failing systems identified by DEP in that area

Jim Hazen, Lower Dauphin School District, read a statement of support for the TND from Superintendent Sherri Smith.

George Raines, 1922 E Harrisburg Pike, will wells be drilled on Lytle tract, have any developers submitted plans. I am in support of this and appreciate the planning.

- no, water will be provided by PA American Water. No developers have submitted plans at this point in time. Planning Commission agendas are on Twp website, if you don't have access to the internet we will be happy to mail you an agenda.

John Crater, 310 Iron Mine, did either developer give a date when they want to break ground, has any business applied to develop there.

- not at this time.

Dennis Thomas, 1125 Foxianna, is development going in one way or another; I ask that you Supervisors make the right choice for us.

- if TND is not approved the original cluster option is still in effect.

Linda Rambler, 1210 Roundtop, is ordinance written to protect existing topography, not in favor of changing the Twp topography.

- there are limitations on steeply sloping areas, earth moving just for the sake of earth moving is not an expense any developer would want to incur.

Chairman Doherty closed the Public Hearing @ 10:05pm.

The Londonderry Township Board of Supervisors held their regular scheduled work session meeting on Tuesday, September 16, 2008 at the Municipal Building, 783 S. Geyers Church Road, Middletown, PA 17057 beginning at 10:07 pm.

Items Addressed:

1. **Citizen's Input** -None
  
2. **Approval of Minutes** – Board of Supervisors September 2, 2008 and Work Session August 19, 2008.  
Supervisor Dale made a motion to approve the minutes as presented, Supervisor Kopp seconded motion, motion carried.
  
3. **TND Ordinance 2008-2** - An Ordinance amending the Londonderry Township Zoning Ordinance and Zoning Map to establish optional provisions for Traditional Neighborhood Development (TND) and adding new definitions and creating an overlay district encompassing two major tracts of land.

Vice Chair LeHew made a motion to approve TND Ordinance 2008-2, Chairman Doherty seconded motion.

Discussion: Supervisor Kopp is in favor of postponing a vote for 30 days to review comments from the public hearing. Supervisor Dale stated that this ordinance as all ordinances may be amended in the future.

Chairman Doherty called for a Roll Call Vote:

Anna J. Dale Yes

Andy Doherty Yes

Daryl LeHew Yes

Ronald Kopp Yes

Motion carried.

4. **Managers Report** – Steve Letavic  
**Swatara Creek Properties Building Demolition Bid:** Twp engineer Kenworthy reviewed the bids for the building demolition, Swatara Creek Properties which were received on 9/9/08. The bids were in order and there were no irregularities, other than minor administrative items, that would not cause the bids to be disqualified. There appears to be no reason why the low bidder should not be awarded the project. Mr. Kenworthy recommends that the contact be awarded to the low bidder A.T. Olszewski & Co. for a lump sum bid amount of \$52,300.00, subject to receipt of acceptable Performance and Payment Bonds. Since this is part of the PEMA grant project we will receive full refund from PEMA. Solicitor Henninger explained the Twp had received an objection from the 2<sup>nd</sup> lowest bidder, this has been reviewed by legal council and determined that the low bidder is acceptable.

Supervisor Kopp made a motion to approve the contact be awarded to the low bidder A.T. Olszewski & Co. for a lump sum bid amount of \$52,300.00, subject to receipt of acceptable Performance and Payment Bonds, Supervisor Dale seconded motion, motion carried.

5. **Department Reports**  
**Codes & Zoning** – James K. Foreman

**Paul Geyer 4801 E Harrisburg Pike Land Development Plan** - granted a 90 day time extension for the planning commission to review the plans.

Supervisor Kopp made a motion to accept the time extension, Vice Chair LeHew seconded motion, motion carried.

**C-2 Commercial District Zoning Text Change** – The planning commission is recommending approval of the zoning text change amending the zoning ordinance for the C-2 Commercial District Zone, Chapter 27, Section 9.

**Roy Sauder Par-Line Golf Course Sub-Division Plan** – The planning commission is recommending approval of the following waivers: 1) preliminary plan 2) plan scale 3) contours and topographic features. The planning commission is recommending approval of the following deferrals: 1) curbs 2) gutters and sidewalks 3) modification of the street widening requirements to provide for two additional feet of paving.

Supervisor Dale made a motion to approve the following three waivers: 1) preliminary plan submission 2) plan scale and 3) contours and topographic features for Sauder Sub-Division Plan. Supervisor Kopp seconded motion, motion carried.

Supervisor Kopp made a motion to approve the following two deferrals: 1) curbs 2) gutters and sidewalks for Sauder Sub-Division Plan. Vice Chair LeHew seconded motion, motion carried.

Supervisor Dale made a motion to approve the request for modification of the street widening requirements to provide for two additional feet of paving. The balance of the required street widening shall be deferred provided that the final details regarding the amount and terms of bond, the amount and term of a first mortgage on the Par Line Golf Course and traffic count triggering events are approved by the township solicitor and township engineer. Vice Chair LeHew seconded motion, motion carried.

6. **Old Business** – None

7. **New Business** None

Chairman Doherty Adjourned Meeting @ 10:46pm