South Londonderry Township

Planning Commission

Meeting Minutes

January 21, 2020

**Call to Order**

The meeting was called to order by Chairman Donnelly at 7:00 p.m. and was followed by the Pledge of Allegiance.

**Attending Members:**

Sean Donnelly

John Van Zant

Dawn Blauch

Jim Kreiser

**Attending Staff:**

John Eberly, Township Manager Denise Gembusia, Zoning Officer

Frank Chlebnikow, Rettew Engineering

**Public in Attendance:**

Todd Lechleitner, Don Lechleitner, Craig Smith, Jane Popko, Pat Krebs, Connie Brossman, Jack Custer, Faith Bucks, Wendy Smith

**Reorganization:**

Donnelly solicited nominations for the Secretary with Kreiser nominating Van Zant and Blauch seconding the nomination. This nomination passed unanimously.

A nomination was made by Van Zant, seconded by Blauch for Kreiser to be the Vice Chair. This nomination passed unanimously.

A nomination was made by Kreiser, seconded by Van Zant for Donnelly to be the Chair of the Planning Commission. This nomination passed unanimously.

**Public Input:** None

**Manager Report:**

Newly appointed Manager Eberly provided a brief introduction of his past experience and asked newly appointed Zoning/Codes Officer Gembusia to introduce herself, as well. Eberly distributed a copy of Ordinance 65 which established the Planning Commission and defined the roles back in 1986 to the Commission members.

**Minutes:**

December 17, 2019 Minutes: Motion by Blauch second by Van Zant to approve the minutes of December 17, 2019 as submitted. Motion carried.

**Correspondence:**

Board of Supervisors’ Minutes – December 10, 2019

Municipal Authority Minutes – None – No January meeting

**New Business**

1. **Zoning Amendment Request 01-2019: Springbrook Farms, Inc.** – Property located north side of Northside Dr. between Farmshed Rd. & Stonebrook Dr. Parcel 31-2291722-348899. Request to rezone existing 4.4 acres from Highway Commercial to Multi-Family Residential. Text amendments to the MFR zoning and TND ordinance section to allow 10 unit per acre maximum density.

Craig Smith of RGS Associates, representing Springbrook Farms, Inc. spoke on the need for the request for rezoning citing the inability to sell the remaining commercial lots along Northside Drive. He addressed the January 8, 2020 list of concerns and responses from the last Planning Commission meeting regarding this rezoning request.

Discussion ensued between members of the planning commission and representatives of Springbrook Farms, Inc. both for and against rezoning the parcel, with some members stating in general that more high density residential housing is not needed in the community nor do the existing residents want additional high density housing. A concern regarding the potential for school age children living in these homes would cost the school district roughly an estimated $14K ($12K net) annually per student.

With this said, a motion by Van Zant, seconded by Kreiser was made to recommend denial of the rezoning of this property to the Board of Supervisors. Motion carried 3 to 1 with Blauch dissenting.

2. **Statement of Financial Interest Forms**

Eberly provided forms to each Planning Commission member to be completed and manual forms returned to the Township Office by March 31, 2020. Members could also complete this form on-line in order to comply with this deadline.

**Old Business**

**Zoning Ordinance Review:** The motion was made by Kreiser, seconded by Blauch to table the zoning ordinance review until the next meeting in order to provide the engineer time to provide Eberly and Gembusia the opportunity to become familiar with their new roles and the operations of South Londonderry Township. Motion carried.

**Good & Welfare:**

* Jane Popco – Inquired about the prior months agendas and minutes no longer being found on the website. Eberly mentioned the office had technical difficulty and would be replacing at least the past year’s history later in the week.
* Jim Kreiser – Congratulated Blauch on her election victory and expressed appreciation for all her efforts as the past Township’s Zoning and Codes Officer.

**Adjournment:** There being no other business before the Commission, a motion by Kreiser second by Van Zandt to adjourn. Motion carried. 8:03 p.m.

**Next Meeting:** February 18, 2020

**Respectfully submitted by:** John Eberly, Township Manager