South Londonderry Township

Planning Commission

Meeting Minutes

June 18, 2019

**Call to Order**

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

**Attending Members:**

Sean Donnelly, Chairman

Jim Kreiser, Vice Chairman

John Van Zant

Bill Pauza

Rugh Henderson

Bill Bova

**Attending Staff:**

Jenna Seesholtz, Township Manager

Frank Chlebnikow, Rettew Engineering

Dawn Blauch, Zoning/Code Enforcement Officer

**Public in Attendance:** Josh Weaber of Christland Engineering, Gerald Musser, Pat Krebs, Jane Popko, JV Bennet, Joshua Stoudt, Chad Weaver, Stacey Longenecker of Light-Heigel

**Public Input**

**Pat Krebs:** Township resident Pat Krebs requested that the Planning Commission begin to look at that Township Comprehensive Plan to see what items have been completed and what items remain unaddressed. She also requested that the Township become more walkable and that the Township owned property located at the corner of Palmyra Road and Rt. 322 become a park that could be used for town Christmas tree lighting. Chairman Donnelly noted that the Planning Commission is an advisory board and the Board of Supervisors would need to direct the Planning Commission to begin the Comprehensive Plan review. Township resident JV Bennett agrees that the Township should become more walkable.

**Minutes**

**April 16, 2019 Minutes:** A motion by Henderson second by Pauza to approve the minutes of April 16, 2019 as submitted. Motion carried.

**Sewer Planning Module for C&S Construction for 237 Lawn Road:** A motion by Pauza second by Kreiser to authorize Chairman Donnelly to sign the Sewer Planning Module for the 237 Lawn Road Subdivision Plan. Motion carried.

**02-2019 – Joshua Stoudt – 8086 Colebrook Road Subdivision Preliminary/Final Plan:** Agricultural Zone, 8086 Colebrook Road, Tax Parcel 31-2305931-331416-0000, 1.40 total acres, the plan depicts lot line adjustment between 2 properties. The property did go before the Zoning Hearing Board and did receive relief from the variance they were seeking.

**Waivers:**

**§4.06.I.2 and §4.07.B – Streets and Road:** A motion by Pauza second by Kresier to recommend the deferment of §4.06.I.2 and §4.07.B – Streets and Road for the 02-2019 – Joshua Stoudt – 8086 Colebrook Road Subdivision Preliminary/Final Plan. Motion carried.

**§4.23 – Monuments and Markers:** A motion by Pauza second by Kresier to have three concrete monuments total at the front corner of the lots as township engineer recommends. Public comment: PC Member Bova noted that he thought the pins are sufficient. Aye: Pauza, Henderson, Kreiser, Donnelly, Van Zant. Nay: Bova. Motion carried.

**§5.04.C – Existing Land Features:** A motion by Kreiser second by Pauza to recommend waiver of §5.04.C – Existing Land Features. Motion carried.

**Recommend approval:**

**2-2019 – Joshua Stoudt – 8086 Colebrook Road Subdivision Preliminary/Final Plan:** A motion by Kreiser second by Pauza to recommend 2-2019 – Joshua Stoudt – 8086 Colebrook Road Subdivision Preliminary/Final Plan to the Board of Supervisors for approval with the condition that all comments in Township Engineer Rettew’s review letter of June 12, 2019 be addressed. Motion carried.

**03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan:** Light Industrial Zone, Brandt Road, Tax Parcel 31-2298726-350971, 2.503 acres. The plan depicts a temporary structure for indoor sports. Stacey Longenecker of Light Helgel represented the Flight Path One Plan.

**Waivers:**

**§3.06 – Preliminary Plan:** A motion by Pauza second by Kresier to recommend the waiver of §3.06 – Preliminary Plan to the Board of Supervisors. Motion carried.

**§4.07.L – Sidewalks:** A motion by Pauza second by Henderson to recommend that the Board of Supervisors deny waiver request §4.07.L – Sidewalks. Public comment: PC Member Bova voiced his concern that there should be more discussion on this matter. Vice Chairman Kreiser asked why there are no sidewalks in the rest of the Flight Path development. Aye: Pauza, Henderson, Donnelly, Van Zant. Nay: Bova and Kreiser. Motion carried.

**Stormwater Management Ordinance §3.05.G – Requirement of Anti-Seep Collar:** A motion by Kreiser second by Henderson to recommend the waiver of §3.05.G Anti-Seep Collar to the Board for approval in light of the alternative recommended by developer’s engineer. Motion carried.

**Stormwater Management Ordinance §3.05.P – Separate Distance from Carbonate Geology Features:** A motion by Pauza second by Bova to recommend the waiver of Stormwater Management Ordinance §3.05.P – Separate Distance from Carbonate Geology Features to the Board for approval. Motion carried.

**Recommend Approval:**

**03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan:** A motion by Henderson second by Bova to table the 03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan until the outcome of the Zoning Hearing Board scheduled for July 3, 2019. Motion carried.

**Old Business**

**06-2018 – Mt. Pleasant Ventures, LLC - Lyndel Drive:** Subdivision Minor/Final – Zoned Low Density Residential, 215 Lyndel Drive, Tax Parcel 31-22955572-345434-0000. Total Acreage 15.1972. Plan depicts 14 lots. Josh Weaber of Chrisland Engineering spoke on behalf of Mt. Pleasant Ventures.

**Waivers:**

**§5.03.A.I – Submission of a Preliminary Plan:** A motion by Bova second by Henderson to recommend the deferment of §5.03.A.I – Submission of a Preliminary Plan. Motion carried.

**§4.06.N – Two Access Points in Development:** A motion by Pauza second by Henderson to recommend that the Board of Supervisors deny waiver request §4.06.N – Two Access Points in Development. Motion carried.

**§4.07.C – Cul-de-Sac Streets over 500 Feet:** A motion by Pauza second by Van Zant to recommend that the Board of Supervisors deny waiver request §4.07.C – Cul-de-Sac Streets over 500 Feet. Aye: Pauza, Henderson, Donnelly, Van Zant, Kreiser. Nay: Bova. Motion carried

**§4.25 – Additional Setbacks:** A motion by Pauza second by Henderson to recommend that the Board of Supervisors deny waiver request §4.25 – Additional Setbacks. Public Comment: Pauza mentioned that he has had conversations with several other residents who have issues with water flooding their homes. Homes should not be placed in the floodplain or the buffer. PC Vice Chairman Kreiser worries that the homes closest to the floodplain may experience flooded basements. Aye: Pauza, Henderson, Donnelly, Van Zant. Nay: Bova. Kreiser. Motion carried

**Stormwater Management Ordinance §304.A.3 and §314.B.8 – Impervious coverage collected and Conveyed to a Basin:** A motion by Kreiser second by Henderson to recommend denial of request waiver of §304.A.3 and §314.B.8 – Impervious coverage collected and Conveyed to a Basin Motion carried.

**Stormwater Management Ordinance §3.05.P – Separate Distance from Carbonate Geology Features:** A motion by Pauza second by Bova to recommend the waiver of Stormwater Management Ordinance §3.05.P – Separate Distance from Carbonate Geology Features to the Board for approval. Motion carried.

**Plan Recommendation:**

**06-2018 – Mt. Pleasant Ventures, LLC - Lyndel Drive:** A motion by Bova second by Kreiser to table 06-2018 – Mt. Pleasant Ventures, LLC - Lyndel Drive Plan until an extension is granted. If extension not granted, plan denial will be recommended to the Board of Supervisors. Motion carried.

**Zoning Revision- Discussion:** A motion by Kreiser second by Bova to start the July 16, 20196 Planning Commission meeting at 6PM to allow ample time for the Zoning Revision Review. Motion carried. The change in time will be advertised.

**Good and Welfare:**

Jim Kreiser: Vice Chairman Jim Kreiser thanked Dawn Blauch, Zoning Officer and Frank Chlebnikow, Township Engineer for their work on the Township Zoning Ordinance Review. Kreiser also thank Township Manager Seesholtz for her tactful communications in regard to an alternate matter concerning the Township.

**Bill Bova:** Member Bova congratulated Dawn Blauch on her recent victory in the Lebanon Primary Election for the Office of Recorder of Deeds.

**Adjournment:** A motion by Kreiser second by Bova to adjourn at 9:21PM. Motion carried.

**Next Meeting:** July 16, 2019

**Respectfully submitted by:** Jenna Seesholtz, Township Manager