

South Londonderry Township
Planning Commission
Meeting Minutes
September 18, 2018

Call to Order

The meeting was called to order by Chairman Donnelly at 7:02pm and followed by the Pledge of Allegiance.

Attending Members:

Sean Donnelly, Chairman
Bill Pauza, Vice Chairman
Rugh Henderson
Jean Berlin

Bob Goodpaster
Jim Kreiser
Bill Bova

Attending Staff:

Jenna Seesholtz, Township Manager
Frank Chlebnikow, Rettew Engineering
Dawn Blauch, Township Zoning/Code Enforcement Officer

Public in Attendance: Jane Popko, Faith Bucks, Rory Donnelly, Barb Risser, Glenn Brandt, Josh Weaber, Trevor Davies, Heidi Davies, Jean Taylor, Jaon Hains, Robin Stine, John Kilkenny

Public Input

Public Comment

There was no public comment.

Rory Donnelly – Boy Scout Troop 477: Chairman Donnelly noted that his son, Rory Donnelly, was attending the meeting as part of a requirement towards a merit badge for the Boy Scouts. This is the last badge Rory must complete to apply for his Eagle Scout.

Township Manager’s Report: Township Manager Seesholtz noted that FEMA gave revised mapping to the Township. Letters will be sent out to those properties that will be placed in the floodplain and properties that are being removed from the floodplain.

Minutes

July 17, 2018 Minutes: A motion by Pauza second by Kreiser to accept the minutes of July 17, 2018 with amendments. Motion carried.

New Business

06-2018 - Mount Pleasant Ventures, Lyndel Drive Subdivision - Sketch Plan (2):

Zoned Low Density Residential, 215 Lyndel Dr, Tax Parcel 31-2295572-345434, 14.96 total acres, the new sketch plan depicts 15 of the originally planned 26 lots, 2 lot additions, a street loop end and emergency stone access to exit onto Township owned right-of-way. Township Engineer Rettew previously submitted letter dated July 11, 2018 and offered letter dated September 12, 2018 for the Planning Commission to review. The PC asked several questions about the proposed plan. The following waivers were requested:

- §5.03.A - 1 Preliminary Plan
- §4.06.N - Two points of access for Subdivision
- §4.07.C - Cul-de-sac over 500 feet
- §4.25 - Setbacks

Public comment: Township Zoning officer noted that there is no justification for a flag lot listed in the current zoning ordinance. Township resident Jane Popko inquired about the definition of a flag lot and about the salability of a piece of property located in a floodplain. Chairwoman of the Board of Supervisors Faith Bucks asked about Crestview Circle located in Stone Knoll which is a development adjacent to the property that Mount Pleasant Ventures is looking to subdivide.

06-2018 - Mount Pleasant Ventures, Lyndel Drive Subdivision - Sketch Plan: A motion by Bova second by Goodpaster to table the waiver requests of 06-2018 - Mount Pleasant Ventures, Lyndel Drive Subdivision - Sketch Plan. Motion carried.

Aye: Bova, Goodpaster, Berlin, Henderson.

Nay: Kreiser, Pauza and Donnelly.

Hometown Habitat: The Planning Commission Members will view a portion of "Hometown Habitat" DVD after this meeting.

Adjournment: A motion by Pauza second by Berlin to adjourn at 8:09PM. Motion carried.

Next Meeting: September 18, 2018

Respectfully submitted by: Jenna Seesholtz, Township Manager