

South Londonderry Township  
Planning Commission  
Meeting Minutes  
June 19, 2018

**Call to Order**

The meeting was called to order by Chairman Donnelly at 1900 and followed by the Pledge of Allegiance.

**Attending Members:**

Sean Donnelly, Chairman  
Bill Pauza, Vice Chairman  
Rugh Henderson

Jean Berlin  
James Kreider  
Bill Bova

**Not Present:** Bob Goodpaster

**Attending Staff:**

Jenna Seesholtz, Township Manager  
Frank Chlebnikow, Rettew Engineering

**Public in Attendance:** Jane Popko, Faith Bucks, Dawn Blauch, Brian Yeager, Jim Hartman of Kaylor, Allwein & Hartman, Paul Querry, Patricia Querry, Tracey Kinney, Mike Kinney, Doug Allwein, S. Gerald Musser, Gerald Musser, Linford R. Musser

**Public Input**

**Jane Popko:** Jane Popko of 142 Schoolhouse Road asked what the process was, now that the EAC has been disbanded, to discuss meadows and natural areas located throughout the Township.

**Township Manager's Report:** Township Manager Seesholtz gave an update on the Lingle Road project and Mariner East II (Sunoco) grant application submitted.

**Minutes**

**April 17, 2018 Minutes:** A motion by Pauza second by Henderson to accept the minutes of April 17, 2018 as submitted. Motion carried.

**New Business**

**04-2018, Mount Pleasant Ventures, Gerald & Margaret Allebach - Minor**

**Subdivision Plan:** Zoned Agricultural, 168 Bell Rd, Tax Parcel 31-2298177-341808, 18.6 total acres, the plan proposes (6) lot additions. The engineer for this project was not in attendance. A motion by Pauza second by Berlin to table this plan until the next

Planning Commission meeting so the applicant can address Lebanon County Planning Department's comments and allow for the applicants engineer to be present. Motion carried.

**05-2018 - Paul & Patricia Querry and Michael & Tracey Kinney - Final Minor Subdivision Plan (1 Lot Addition):** Zoned Agriculture & Conservation Zones, 400 Drescher Rd, Tax Parcel 31-2298955-338273, 19.988 total acres, the plan proposes (2) single family lots. Jim Hartman of Kaylor, Allwein & Hartman was in attendance on behalf of his clients.

**Waivers:**

**Waiver Request §4.06.I.3.C General right-of-way and Road Improvements:** A motion by Pauza second by Henderson to grant a deferment §4.06.I.3.C: General right-of-way and Road Improvements. A note will be added to the plan noting this deferment. Motion carried.

**Waiver Request §4.11.B.3 No Residential Lot Divided by Street, Alley or Other Lot:** A motion by Pauza second by Kreiser to grant a waiver of §4.11.B.3: No Residential Lot Divided by Street, Alley or Other Lot. Motion carried.

**Waiver Request §4.23 Setting Survey Monuments:** A motion by Kreiser second by Pauza to grant a waiver of §4.23: Setting Survey Monuments with the exception that the northern most point monument marker be added bordering the Right-of-Way. Motion carried.

**Waiver Request §5.04.B Drafting Standards:** A motion by Kreiser second by Pauza to grant a waiver of §5.04.B: Drafting Standards. Motion carried.

**05-2018, Paul & Patricia Querry and Michael & Tracey Kinney- Final Minor Subdivision Plan (1 Lot Addition):** A motion by Pauza to approve Paul & Patricia Querry and Michael & Tracey Kinney - Final Minor Subdivision Plan (1 Lot Addition) to be passed to the Board of Supervisors for approval subject to Township Engineer's comments dated June 19, 2018 along with the deferments and waivers as approved. The house and barn will be demolished before the plan can be recorded. Motion dies for lack of a second.

A motion by Bova second by Kreiser to approve Paul & Patricia Querry and Michael & Tracey Kinney - Final Minor Subdivision Plan (1 Lot Addition) to be passed to the Board of Supervisors for approval subject to Township Engineer's comments dated June 19, 2018 and Lebanon County Planning Department comments dated June 12, 2018 along with the deferments and waivers as approved. The barn will be demolished before the plan can be recorded. Motion carried.

**Good and Welfare:** Planning Commission Member Jim Kreiser thanked the Querry's and the Kinney's for their patience with the planning process.

**Adjournment:** A motion by Kreiser second by Berlin to adjourn at 8:00PM. Motion carried.

**Next Meeting:** July 17, 2018

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