

South Londonderry Township Planning Commission
Meeting Minutes
April 19, 2016

Call to Order

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

Attending Members:

Jeanne Berlin
Bill Pauza

Al Wenger
Dr. Rugh Henderson

Sean Donnelly
Lynn Orley

Dennis Hauenstein was not present.

Attending Staff:

Shawn Arbaugh, Township Manager
Randy Wright, Hanover Engineering

Public Input

None

Minutes

Motion to accept the minutes of the January 19, 2016 meeting was made by Member Henderson, and seconded by Member Donnelly. Motion carried.

Correspondence

1. Board of Supervisors Minutes
2. Municipal Authority Minutes
3. Environmental Advisory Committee

Old Business:

1. Long Subdivision Plan

Jim Hartman with D.L. Reiber Associates, Inc. discussed the Jean Long subdivision plan. Mr. Hartman explained that Jean Long was looking to subdivide 10 acres from her current approximately 97 acre tract. Mr. Hartman explained that they feel they can adequately address the comments from Hanover Engineering and the Lebanon County Planning Department. They have also requested several waivers of various requirements in the Subdivision and Land Development Ordinance (SALDO).

Mr. Hartman explained that they requested a waiver of Section 4.06.I and Section 407.B of the SALDO for road improvements along Long and Bachmanville Roads. Member Donnelly made a motion to recommend waiving the road improvements along Long Road for Lot 1 and Lot 2, seconded by Member Orley. There was then a discussion on the waiver. Member Pauza stated that there were no plans in the near future for development in this area. He also stated that he would like to keep the road improvement requirement, but have as a deferment not a waiver. Member Orley asked if the deferment would stay with the property. Engineer Wright stated that if the remaining parcel was subdivided, it would require another plan and the road improvement issue would come up again. Member Pauza explained that there could potentially be development in the future. Member Donnelly amended his motion to recommend deferring the road improvements along Long Road for Lot 1 and Lot 2 instead of waiving these road improvements, and seconded by Member Orley. Motion carried.

Member Donnelly made a motion to waive the right-of-way dedication along Long Road for Lot 2, seconded by Member Berlin. There was then a general discussion of the right-of-way dedication along Long Road. Member Wenger then asked why they were seeking a waiver of the right-of-way dedication requirement. Mr. Hartman explained that it was going hand-in-hand with the road improvement waiver. Member Pauza stated that it should be a fee simple dedication of the roadway to the Township. Member Donnelly recommended that it shouldn't be a fee simple dedication because there was no construction taking place. Member Donnelly amended his motion to recommend a deferment of the right-of-way dedication along Long Road for Lot 2 instead of waiving this right-of-way dedication, and seconded by Member Berlin. Motion carried.

Member Donnelly asked if Lot 1 shows Township dedication of the right-of-way along Long Road. Engineer Wright explained that it did show dedication to the Township.

Member Donnelly then made a motion to recommend deferring road improvements and right-of-way dedication along Bachmanville Road, and seconded by Member Pauza. Motion carried.

Member Wenger then discussed a waiver of Section 4.11.B.5 of the SALDO regarding Lot Depth. Member Donnelly made a motion to recommend waiving the lot depth requirement, Member Pauza seconded. Motion carried.

Member Wenger then discussed a deferment of Section 4.21 of the SALDO regarding wetlands delineation and determination for Lot 2. Member Donnelly made a motion to recommend deferment of the waiver, seconded by Member Pauza. Motion carried.

Member Wenger then discussed a waiver of Section 4.23 of the SALDO regarding concrete survey monuments. Member Donnelly asked what the hardship was of providing all eight of the survey monuments. Mr. Hartman explained that with three monuments they could establish the right-of-way accurately. He also explained that having eight monuments would control what was done for the survey. He also explained that it would be burdensome on the client. Engineer Wright explained that from an accuracy standpoint three monuments were fine. Member Donnelly explained that he thought points at the beginning and end of curves would be difficult to establish without the monuments. Member Pauza asked about costs of each monument. Mr. Hartman explained that it was about \$150 per monument. Member Pauza asked if some of the eight monuments should be placed. Member Orley asked if it was going to be more accurate with three monuments. Engineer Wright explained that 1 or 2 monuments could be just as accurate as eight. Member Donnelly explained that we should follow the SALDO requirements. He also explained eight monuments would be more beneficial than three. Member Wenger stated that we have a regulation and we don't have a hardship. Member Henderson stated that the configuration of the 10 acres lends itself to need more monuments. Member Donnelly then made a motion to not recommend the waiver of the survey monuments as there was no compelling reason not to install in accordance with the SALDO, and seconded by Member Henderson. Member Orley then asked what is more accurate, three monuments or eight. There was then a general discussion on accuracy of having more monuments. Member Orley and Member Pauza opposed. Members Wenger, Donnelly, Henderson, and Berlin voted to approve the motion. Motion passed.

Member Donnelly then made a motion to recommend to the Board of Supervisors approving the subdivision plan conditional upon addressing the comments from the April 14, 2016, Hanover Engineering letter and the April 6, 2016, Lebanon County Planning Department letter, and seconded by Berlin. Motion carried.

New Business:

1. Fee in lieu of Sidewalks

Engineer Wright explained 2 ordinances from other municipalities that have a fee in lieu of sidewalks provision. There was then a general discussion of the components of the ordinances. Mr. Arbaugh explained that he would discuss with the Township solicitor and present either a resolution or ordinance to the planning commission in the future for these fees.

Good & Welfare

There was a general discussion about a sink hole identification tool.

Adjournment – With no other business to discuss, Member Pauza made a motion, seconded by Member Donnelly to adjourn the meeting at 2005. Motion carried unanimously.

Secretary