

South Londonderry Township
Planning Commission
Meeting Minutes
April 18, 2023

Call to Order:

The meeting was called to order by Chairwoman Blauch at 7:00 PM and was followed by the Pledge of Allegiance.

Attending Members:

John Van Zant (Excused)	Dawn Blauch
Bill Bova	Jeff Kennedy (Excused)
Bret Haldeman	Jill Martin
Alex Kinzey	

Attending Staff:

Frank Chlebnikow, Engineer
Richie Deibert, Assistant Manager

Attending Public:

Joanne Gingrich	Shane Arrigoni	Todd Johnson	Leanne Johnson
Jane Popko	Ivan Hanson	Peter Hanson	Kurt Yordy
John Vanderhoef	Sarah Misner	Russ Frantz	Mark Hanson
David Keener	Jacob Glick		

Public Input:

Joanne Gingrich spoke about preserving Soldier's Field and does not support the proposal of a parking lot in that location. Some of the history of Soldier's Field was also discussed.

Shane Arrigoni spoke about the conservation and preservation of Soldier's Field and about the proposed plans for a parking lot being built at that location.

Todd Johnson stated he has not adopted an opinion at this time due to lack of information.

Jennifer Miller commented that she agrees with the comments made by Joanne Gingrich.

Jane Popko asked questions about section 488 of the Zoning Ordinance and if it would be included or discussed in the Draft Zoning Ordinance. She also suggested that Historical Buildings or Zones be outlined in the Draft Zoning Ordinance.

Minutes:

A motion was made by Haldeman, seconded by Martin to approve the March 21, 2023, Planning Commission meeting minutes. Motion carried.

New Business:

212 Lawn Road Subdivision Plan

Russ Frantz from Mathew & Hockley Associates as well as Kurt Yordy, the owner of the property, discussed the plan, waivers and addressed comments from RETTEW's letter dated April 11, 2023.

A motion was made by Bova, seconded by Martin to approve a waiver from Section 4.06.I from the SALDO referenced in the Mathew & Hockley letter dated April 18, 2023. Motion Carried.

A motion was made by Bova, seconded by Haldeman to conditionally approve the proposed lot addition plan contingent upon Mathew & Hockley Associates satisfactorily addressing all comments in RETTEW's letter dated April 11, 2023. Motion carried.

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7081 Colebrook Road Subdivision / Land Development Plan

G. David Keener from GD Keener, LLC Magnorth discussed the plan, waivers and addressed comments from RETTEW's letter dated April 11, 2023. Mr. Keener also asked questions of the Township Engineer about comments made in the Rettew letter which were answered completely.

A motion was made by Kinzey, seconded by Martin to table the proposed lot addition to clean up the plan. Motion carried.

1208 Eby Road Subdivision / Land Development Plan

A motion was made by Kinzey, seconded by Bova to table the plan. Motion carried.

Zoning Ordinance Draft Review & Timeline

The announcement was made that the Planning Commission will review and provide comments to the Board of Supervisors with regard to the draft Zoning Ordinance by the May 23, 2023, Planning Commission meeting.

Old Business: None

Good & Welfare: None

Adjournment: There being no other business before the Planning Commission, a motion was made by Bova, second by Martin to adjourn at 8:36 PM. Motion carried.

Next Meeting: May 23, 2023

Richie Deibert, Assistant Manager