

South Londonderry Township  
Planning Commission  
Meeting Minutes  
June 20, 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	Dawn Blauch
Bill Bova (Excused)	Jeff Kennedy (Excused)
Bret Haldeman	Jill Martin
Alex Kinzey (Excused)	

**Attending Staff:**

Frank Chlebnikow  
Richie Deibert, Assistant Manager

**Attending Public:**

John Vanderhoef	Jane Popko	Sarah Misner	Josh Weaber
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**Public Input: None**

**Minutes:**

A motion was made by Martin, seconded by VanZant to approve the May 23, 2023, Planning Commission meeting minutes. Motion carried.

**New Business:**

**Old Business:**

**1208 Eby Road Subdivision / Land Development Plan**

Josh Weaber from Chrisland Engineering discussed the plan, waivers and addressed comments from RETTEW's letter dated May 23, 2023.

The Township engineer discussed RETTEW's comment letter and spoke to the applicant's waiver requests.

A motion was made by Martin, seconded by Haldeman to approve a waiver from the SALDO §3.06 – A modification of the requirement to submit a Preliminary Plan. Motion carried.

A motion was made by Haldeman, seconded by Martin to approve a deferment from the SALDO §4.06.I and 4.07.B. – Regarding improvements to adjacent roads. A deferment for the widening, installation of concrete curbs, and concrete sidewalks along the street frontages of Eby Road and Stauffers Church Road. Motion carried. The Township engineer noted that the Official Map of South Londonderry Township shows that Eby Road is part of the Horseshoe Trail and has delineated walking and biking paths. The Township Engineer also stated that there will be discussion on the rights-of-way on Schoolhouse Road, which is a PennDot owned road, at the next appropriate Board of Supervisor's meeting.

A motion was made by Haldeman, seconded by Martin to approve a waiver from the SALDO §4.13.C.2 – A modification of the requirement to install street trees greater than five feet from the right-of-way. Motion carried. Required street trees will be planted at an alternate location on the lots.

A motion was made by VanZant, seconded by Haldeman to approve a waiver from the SALDO §4.15.G.3 – A modification to connect the proposed homes to the sewer main via gravity; contingent upon addressing any comments received from the SLT Municipal Authority satisfactorily. Motion carried.

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A motion was made by Haldeman, seconded by Martin to approve a waiver from the SALDO §4.46.G – A modification of the requirement to extend the existing water main the entire length of the property. Motion carried. Chrisland Engineering will check on fire hydrant requirements and communicate with the Township on road restoration.

A motion was made by Martin, seconded by VanZant to approve a waiver from the SALDO §5.03.C.5 and 5.04.D – A waiver of the requirement to provide a Wetland Determination Report. Motion carried.

A motion was made by Haldeman, seconded by VanZant to approve a waiver from the SWM Ordinance §3.9.A.5 – A modification of the requirement to provide the standard type “M” 24"x48” inlet and instead provide a standard type “A” 24”x24” inlet. Motion carried.

A Motion was made by Martin, seconded by Haldeman to approve the plan conditional upon the applicant satisfying all comments on RETTEW’s letter dated May 23, 2023, as well as satisfying any comments from the SLT Municipal Authority and/or the Lebanon County Planning Department. Motion carried.

**Good & Welfare:** None

**Adjournment:** There being no other business before the Planning Commission, a motion was made by VanZant, second by Martin to adjourn at 7:58PM. Motion carried.

**Next Meeting:** Tuesday, July 18, 2023

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Richie Deibert, Assistant Manager