

**South Londonderry Township  
Planning Commission  
Meeting Minutes  
July 15, 2025**

**Call to Order:**

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

**Attending Members:**

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

**Attending Staff:**

Richie Deibert – Assistant Manager  
Frank Chlebnikow

**Attending Public:**

Gerry Klee	Anna Miller	Chad Weaver	Jane Popko	Alek Fahn
Gail Klee	David Miller	Pat Krebs	Lorene Taraschi	Richard Williams
Travis Groff				

**Public Input:**

Pat Krebs encouraged the Planning Commission to update the 2006 Official Township Map.

**Minutes:**

A motion was made by Martin, seconded by Kinszey to approve the May 17, 2025 Planning Commission meeting minutes. Motion carried.

**New Business:**

**Cell Tower – In the Net**

Discussion was held regarding the proposed subdivision and land development plan and waivers for the Weaver Sports lot. Richard Williams from Hourigan, Kluger & Quinn gave an overview of the project and waiver requests. The Township Engineer reviewed their letter dated July 10, 2025.

The Following waivers and deferments were reviewed:

1. **SALDO Section 5.03.C.1** – Features Within 200 Feet
2. **SALDO Section 5.03.C.5** – Features Within 100 Feet
3. **SALDO Section 5.03.E.3** – Natural Resources Plan
4. **SALDO Section 5.03.E.4** – Stormwater Drainage Computations
5. **SALDO Section 5.03.E.6** – Storm Drainage Structures
6. **SALDO Section 5.03.E.12** – Wetlands Report
7. **SALDO Section 5.03.F.4** – Survey Certificate

VanZant recused himself due to his employment with the Public Utility Commission.

Kinsey recommended that the lighting notation in the Zoning Hearing Board decision be added to the Developers Agreement after Board of Supervisors approval. He also inquired about the removal of the cell tower structure when that time comes to renew the lease.

Chlebnikow recommended to the commission that the applicant provide survey certifications.

Jane Popko inquired about the lease term.

A motion was made by Kinzey, seconded by Martin to approve waivers 1. through 6. Motion carried.

A motion was made by Kinzey, seconded by Martin to deny waiver 7. Motion carried.

A motion was made by Martin, seconded by Kinzey to recommend approval of the Land Development Plan to the Board of Supervisors conditional upon the applicant satisfying the Rettew letter dated July 10, 2025 and the Lebanon County Planning Department letter dated July 15. Motion carried.

### **PASD Admin Building**

Discussion was held regarding the proposed subdivision and land development plan and waivers for the Weaver Sports lot. Travis Groff from Hanover Engineering gave an overview of the project and waiver requests. The Township Engineer reviewed their letter dated July 8, 2025.

The following waivers and deferments were reviewed:

1. **SALDO Section 3.06** - Preliminary/Final combined Submission
2. **SALDO Section 4.07.B** - Widening/curb/sidewalk on Lot 1, S. Forge Road – “Deferral”
3. **SALDO Section 407.B** - ROW & improvements on S. Forge Road, Lot 2 - “Deferral”
4. **SALDO Section 411.B.5** - Lot Depth/Width Ratio – Lot 2
5. **SALDO Section 4.23** - Concrete Monument at Every Tract Boundary Corner
6. **SALDO Section 503.B.2** - Overall Plan at 1” = 50’ (60’ Proposed)
7. **SALDO Section 503.C.1** - Features on/within 200’ (100’ Proposed)
8. **SALDO Section 503.E.10** - Sketch Plan for Contiguous Land Holdings (Airport Road)
9. **Stormwater Ordinance Modifications - Section 308.E**  
Runoff shall not be transferred from one sub-watershed to another.
10. **Stormwater Ordinance Modifications - Section 309.A.4(a)3**  
Minimum cover over conveyance piping within paved areas shall be one foot (1’) from stone subgrade.
11. **Stormwater Ordinance Modifications - Section 309.A.4(a)4**  
Minimum diameter of conveyance piping within paved areas shall be eighteen inches (18”).

Martin recused herself due to her seat on the Palmyra Area School District School Board and provided a statement to the audience and fellow commission members for the record.

Haldeman recused himself due to the potential of bidding on this project.

Kinsey shared concerns about stormwater facilities, turning radius for deliver vehicles and emergency vehicles. He also recommended the fire department sign off on the driveway design to ensure they can safely enter the facility in case of an emergency. He also recommended items like on-lot septic be shown on the plan.

Blauch shared concerns about the adjacent property owned by the Beers and how they would be affected and wanted to ensure proper methods of contact were made to make the property owners aware of the project. She also commented on how the Beers may be affected by the lighting plan and stormwater management facilities. She recommended a block for the deferment of review by North Londonderry Township and parcel numbers for the lots be added to the plan.

Chlebnikow recorded 11 comments provided from the commission with regard to stormwater waiver and modification concerns, review of Lebanon County and DEP comments of the stormwater features and infrastructure, and driveway access and other administrative issues and recommended additions to the plans.

Jerry Klee inquired about the lighting plan and design.

A motion was made by Kinzey, seconded by Bova to table the Subdivision and Land Development Plan. Motion carried.

**Old Business:** None

**Good & Welfare:**

**Adjournment:** There being no other business before the Planning Commission, a motion was made by Kinzey, second by Martin to adjourn at 8:40 PM. Motion carried.

**Next Meeting:** August 19, 2025

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Richie Deibert, Asst. Manager