South Londonderry Township
Planning Commission
Meeting Minutes
July 21, 2026

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
Bill Bova (Excused)
Bret Haldeman
Alex Kinsey (Excused)
Dawn Blauch
Jeff Kennedy
Jill Martin (Excused)

Attending Staff:
Richie Deibert
Allison Garner
Mandy Braden

Attending Public:
Mark Houser
Lorene Taraschi

Public Input: None

Minutes:
A motion was made by Kennedy, seconded by Haldeman to approve the February 17, 2026 Planning Commission meeting minutes. Motion carried.

New Business:

Justin Klee, from Bohler Engineering and representing McDonald's, described the project and presented materials and plans to the Planning Commission. Waiver requests were also reviewed. Proposed offsite improvements were also discussed as part of this plan.

John Wichner from Bowman Consulting Group and representing McDonald's discussed the Traffic Impact study, existing conditions and proposed improvements to the traffic pattern on Northside Drive and inside the shopping center complex. Proposed improvements consisted of a left turn lane in the westbound lane at the intersection of the ingress/egress into the shopping center from Northside Drive, additional crosswalk, an island within the complex to improve safety and confusion. Bret Haldeman commented that a guideline be painted from the turn lane into the entrance of the complex to help delineate the traffic patterns into the complex.

Allison Garner of Rettew read through the comments in their letter dated July 9, 2026. Remaining comments are administrative in nature.

A motion was made by Kennedy, seconded by VanZant to recommend approval of the following waivers:

1. SALDO §3.06 – Requirement to submit separate Preliminary and Final Plan.
2. SALDO §5.03.C.1 & §5.04.B – Requirement to provide details within 200' of land to be subdivided.
3. SALDO §5.03.C.5 & §5.04.B – Requirement to provide details within 100' of the site.

Motion Carried.

A motion was made by Haldeman, seconded by VanZant to approve the plan conditional on the applicant satisfying all comments on the Rettew letter dated July 9, 2026, and adding dashed guidelines from the proposed Northside Drive westbound turn lane to the ingress of the shopping center complex. Motion carried.

Old Business: None

Good & Welfare: None

Adjournment: There being no other business before the Planning Commission, a motion was made by Kennedy, second by Haldeman to adjourn at 7:45 PM. Motion carried.

Next Meeting: August 18, 2026

_____

Richie Deibert, Asst. Manager