

**South Londonderry Township  
Planning Commission  
Meeting Minutes  
August 19, 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	Jeff Kennedy
Bret Haldeman	Jill Martin
Alex Kinzey (Excused)	

**Attending Staff:**

Richie Deibert – Assistant Manager  
Frank Chlebnikow - Engineer  
Allison Garner - Engineer

**Attending Public:**

Chad Weaver  
Randy Wright

**Public Input:**

None

**Minutes:**

A motion was made by Martin, seconded by Haldeman to approve the July 15, 2025 Planning Commission meeting minutes with amendment correcting a mischaracterization of the Bike Map of the Township in the previous meeting minutes. Motion carried.

**New Business:**

None

**Old Business:**

**PASD Admin Building**

Prior to the start of discussion, 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 also recused himself due to the potential of bidding on this project.

Discussion was held regarding the proposed subdivision and land development plan and waivers for the Weaver Sports lot. Randy Wright from Hanover Engineering gave an overview of the project and waiver requests. The Township Engineer reviewed their letter dated August 15, 2025. Mr. Wright also discussed and provided meeting minutes of an onsite meeting he had on August 12, 2025 with the Campbelltown Fire Department regarding emergency services and response to the site. Discussion was held on the proposed installation of a private hydrant located onsite. Mr. Wright also discussed building code related to fire suppression systems and noted that sprinklers are not required, which was also confirmed by the Assistant Manager who spoke to The Township's approved building codes inspector.

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”
  - a. Discussion was held on the installation of these features now versus later with the potential of a roundabout proposed in the near future for Airport Rd. / S. Forge Rd.
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
  - a. Chlebnikow and Blauch discussed installing 2 new concrete monuments on the new developed lot. Wright was agreeable to this request.
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)
  - a. Wright explained that with little or no information on what could potentially be developed on Lot 2, there is no way to provide a sketch plan for that lot.
  - b. Deibert asked if there would be access from Lot 1 to the rear section of driveway on Lot 2 to which Mr. Wright stated there would not be.
  - c. Chlebnikow asked the same about access from S. Forge Road on to Lot 1 to which the commission then requested that there be a note on the plan stating that there be no access from Lot 1 from South Forge Road.

#### Stormwater Modifications

9. **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.
10. **Stormwater Ordinance Modifications - Section 309.A.4(a)4**  
Minimum diameter of conveyance piping within paved areas shall be eighteen inches (18”).
11. **Stormwater ordinance Modifications – Section 401.E.24.A**  
Maximum loading ratios
  - a. Garner from Rettew spoke to all 3 of the stormwater modification requests and concerns from the commission stating that the proposed features are consistent with the stormwater ordinance and DEP for use. She also stated that adjusting the site layout or moving the project further East would have little to no impact on the necessary installation of the proposed features.

The commission voted on the following waivers:

1. **SALDO Section 3.06** - Preliminary/Final combined Submission
  - a. A motion was made by Kennedy, seconded by Bova to approve the waiver. Motion carried.
2. **SALDO Section 4.07.B** - Widening/curb/sidewalk on Lot 1, S. Forge Road – “Deferral”
  - a. A motion was made by Kennedy, seconded by Bova to approve the waiver. Motion carried.
3. **SALDO Section 407.B** - ROW & improvements on S. Forge Road, Lot 2 - “Deferral”
  - a. A motion was made by Kennedy, seconded by Bova to approve the waiver. Motion carried.
4. **SALDO Section 411.B.5** - Lot Depth/Width Ratio – Lot 2
  - a. A motion was made by Bova, seconded by Kennedy to approve the waiver. Motion carried.
5. **SALDO Section 4.23** - Concrete Monument at Every Tract Boundary Corner
  - a. A motion was made by Bova, seconded by Van Zant to approve the waiver conditional on the applicant installing 2 new concrete monuments on the new lot lines on Lot 1. Motion carried.
6. **SALDO Section 503.B.2** - Overall Plan at 1” = 50’ (60’ Proposed)
  - a. A motion was made by Bova, seconded by Kennedy to approve the waiver. Motion carried.
7. **SALDO Section 503.C.1** - Features on/within 200’ (100’ Proposed)
  - a. A motion was made by Kennedy, seconded by Bova to approve the waiver. Motion carried.
8. **SALDO Section 503.E.10** - Sketch Plan for Contiguous Land Holdings (Airport Road)
  - a. A motion was made by Kennedy, seconded by Bova to approve the waiver conditional on the applicant providing a note on the plan to the effect that there be no access for lot 2 from South Forge Road. Motion carried.

**Stormwater Modifications**

**9. 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.

**10. Stormwater Ordinance Modifications - Section 309.A.4(a)4**

Minimum diameter of conveyance piping within paved areas shall be eighteen inches (18").

**11. Stormwater ordinance Modifications – Section 401.E.24.A**

Maximum loading ratios

- a. A motion was made by Bova, seconded by Van Zant to approve the Stormwater Ordinance Modifications waivers 9, 10, and 11. Motion carried.

A motion was made by Kennedy, seconded by Bova, to approve the Subdivision and Land Development Plan with the following conditions:

1. A private hydrant shall be shown on the plan and installed.
2. 2 monuments shall be installed on the new lot lines for Lot 1.
3. A note shall be put on the plan stating that no access will be allowed on Lot 1 from S. Forge Road.

Motion carried.

**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 8:00 PM. Motion carried.

**Next Meeting:** September 16, 2025

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Richie Deibert, Asst. Manager