

**South Londonderry Township  
Planning Commission  
Meeting Minutes  
November 19, 2024**

**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 Kinsey (Excused)	

**Attending Staff:**

Frank Chlebnikow, Engineer  
Richie Deibert, Assistant Manager

**Attending Public:**

Pat Krebs  
Tony Trost (applicant engineer)  
Dan Deichmiller (applicant)

**Public Input:**

Pat Krebs requested the Planning Commission require developers to widen roadways and install sidewalks for public safety reasons.

**Minutes:**

A motion was made by Martin, seconded by Kennedy to approve the April 16, 2024 Planning Commission meeting minutes. Motion carried.

**New Business:** None

**Old Business:**

**Deichmiller Subdivision Plan**

Discussion was held regarding the proposed Subdivision Plan and waivers for the Deichmiller lot by Tony Trost from Melham Associates. The Township engineer reviewed their letter dated November 1, 2024. Chairwoman Blauch read Kinsey's email, due to not being able to attend, and comments regarding the plan for the record. These comments were about stormwater management, property monuments, erosion and sediment controls and PennDOT approval for driveways along SR-117. Mr. Trost addressed those comments.

The following waivers and deferment requests were reviewed:

**Waiver and Deferment Approvals/Denials:**

**SECTION 3.06 'PRELIMINARY PLAN'**

A motion was made by Bova, seconded by Martin to approve the waiver of the requirement to provide a preliminary plan. Motion carried.

SECTION 4.06.I 'STREET WIDENING'

A motion was made by Bova, seconded by Kennedy to approve the deferral of the requirement to widen South Forge Road and East Patrick Road along the lot frontages. Motion carried.

SECTION 4.11.D 'RESIDENTIAL ACCESS TO COLLECTOR ROAD'

A motion was made by Kennedy, seconded by Bova to approve the waiver of the requirement that no lot have access to a collector road. Motion carried.

SECTION 4.14 'STORM DRAINAGE'

A motion was made by Bova, seconded by Martin to approve the deferral of the requirement to provide stormwater drainage until the time of building permit application with the condition that the applicant provide an agreement with the new property owners for each lot which notes that the new owner is responsible for stormwater design and approval and that the requirement for stormwater design is also noted in the deed for each parcel. Motion carried.

SECTION 4.20 'SOIL AND EROSION CONTROL PLAN'

A motion was made by Kennedy, seconded by Bova to approve the deferral of the requirement to provide Soil and Erosion Control Plan until the time of building permit application. Motion carried.

SECTION 4.09 'SIDEWALKS'

A motion was made by Bova, seconded by Martin to approve the deferral of the requirement to provide sidewalks along lot frontages. Motion carried.

SECTION 4.13 'STREET TREES'

A motion was made by Bova, seconded by Haldeman to approve the waiver of the requirement to provide street trees along lot frontages. Motion carried.

A motion was made by Kennedy, seconded by Bova to approve the proposed plan conditional upon the applicant address the conflicts with notes on the plan and provide proof of PennDOT highway occupancy permits; that concrete monuments and rebar are installed prior to recording of the plan; and provide the T number for East Patrick Road on the plan; and address the comments on Rettew's letter dated November 1, 2024. Motion carried.

**Good & Welfare:** None

**Adjournment:** There being no other business before the Planning Commission, a motion was made by Bova, seconded by Martin to adjourn at 7:47PM. Motion carried.

**Next Meeting:** December 17, 2024

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Richie Deibert, Assistant Manager