South Londonderry Township

Planning Commission

Meeting Minutes

December 17, 2019

**Call to Order**

The meeting was called to order by Chairman Donnelly at 7:03 p.m. and was followed by the Pledge of Allegiance.

**Attending Members:**

Sean Donnelly, Chairman

John Van Zant

Bill Pauza

Rugh Henderson

Bill Bova

**Attending Staff:**

Scott Galbraith, Acting Township Manager Dawn Blauch, Zoning Officer

Frank Chlebnikow, Rettew Engineering

**Public in Attendance:** Scott Campbell, Todd Lechleitner, Don Lechleitner, Craig Smith, Jane Popko, Pat Krebs, Connie Brossman, Jack Custer

**Public Input:** None

**Manager Report:** None

**Minutes**

September 17, 2019 Minutes: Motion by Henderson second by Bova to approve the minutes of September 17, 2019 as submitted. Motion carried.

**Correspondence**

Board of Supervisors’ Minutes – 10/08/19, 10/23/19, 11/12/19 & 11/14/19

Municipal Authority Minutes – 09/05/19, 10/03/19, 11/07/19

**New Business**

1. **Zoning Amendment Request 01-2019: Springbrook Farms, Inc.** – Property located north side of Northside Dr. between Farmshed Rd. & Stonebrook Dr. Parcel 31-2291722-348899. Request to rezone existing 4.4 acres from Highway Commercial to Multi-Family Residential. Text amendments to the MFR zoning and TND ordinance section to allow 10 unit per acre maximum density.

Scott Campbell of Springbrook Farms, Inc. spoke on their long relationship with the community developing over 800 homes, contributing financing for the west to east sewer transfer, constructing the Northside Drive bypass and assisting with the acquisition of over four million dollars in grant funds for such, donated the land for Northside Drive and contributed funding for associated traffic signals. Todd Lechleitner and Don Lechleiter also spoke on positive contributions to the community over many years.

Craig Smith of RGS Associates, representing Springbrook Farms, Inc. spoke on the need for the request for rezoning citing the inability to sell the remaining commercial lots along Northside Drive.

Discussion ensued between members of the planning commission and representatives of Springbrook Farms, Inc. both for and against rezoning the parcel, with planning commission members stating in general that more high density residential housing is not needed in the community nor do the existing residents want additional high density housing. The discussion ultimately ended with one outstanding issue being identified and noted, that both police and fire departments are experiencing some sort of difficulty or negative impact associated with the existing apartments.

With this said, a motion by Pauza was made to table a decision on the rezoning until comments from both police and fire services can be heard. Second by Henderson. Motion carried.

2. **Municipal Authority Request for Letter of Support - Grant Application - Aeration System Upgrade - Campbelltown East Wastewater Facility** – Property located at 2505 North Brandt Road.

Acting Manager/Public Works Director Galbraith presented a brief scope of work on the project, stating this is wholly an upgrade to existing equipment with no added process tanks or new structures or additions to existing structures at this site.

It was concluded that the upgrade was consistent with township planning and the comprehensive plan. Pauza motioned to endorse the grant application. Second by Bova. Motion carried.

**Old Business**

**Zoning Ordinance Review:** It was decided to table the zoning ordinance review until the next meeting.

**Good & Welfare:** None

**Adjournment:** There being no other business before the Commission, a motion by Bova second by Van Zandt to adjourn. Motion carried. 8:19 p.m.

**Next Meeting:** January 21, 2020

**Respectfully submitted by:** Scott A. Galbraith, Acting Township Manager