South Londonderry Township

Planning Commission

Meeting Minutes

April 16, 2019

**Call to Order**

The meeting was called to order by Chairman Donnelly at 7:00pm and followed by the Pledge of Allegiance.

**Attending Members:**

Sean Donnelly, Chairman

Jim Kreiser, Vice Chairman

John Van Zant

Bob Goodpaster

Bill Pauza

Rugh Henderson

Bill Bova (8:04PM)

**Attending Staff:**

Jenna Seesholtz, Township Manager

Frank Chlebnikow, Rettew Engineering

**Public in Attendance:** Dawn Blauch, Connie Brossman, Jason Chernich, Josh Weaber, Gerald Musser

**Public Input**

There was no public comment.

**Manager Report:** Township Manager Seesholtz noted that FEMA received the documentation that Seesholtz submitted to them that was provided by some homeowners.

**Minutes**

**March 19, 2019 Minutes:** A motion by Henderson second by Pauza to approve the minutes of March 19, 2019 as submitted. Motion carried.

**Correspondence**: Planning Commission member Jim Kreiser asked about the conversation that occurred regarding the 237 Lawn Road.

**Agenda**: Chairman Donnelley, with permission from the Board, moved the Old Business Discussion before the New Business.

**Old Business**

**01-2019 - Richard and Marlene Martin and Larry and Christine Shuman:** Subdivision Minor/Final – Conservation Zone, 812 Mount Pleasant Road Tax Parcel 31-2312987-339259 and 816 Mount Pleasant Road, Tax Parcel 31-2313410-339236 Total Acreage 4.586. One lot line addition. No new construction is proposed. This item came to the Planning Commission on March 19, 2019 and was tabled so the engineer could revise the plan. Jason Chernich from Steckbeck Engineering presented the development on behalf of his client. There are no waivers requested. A motion by Pauza second by Henderson to recommend approval of 01-2019 - Richard and Marlene Martin and Larry and Christine Shuman: Subdivision Minor/Final subdivision plan subject to Township Engineer, Rettew’s letter dated April 11, 2019. Motion carried.

**New Business**

**08-2018 - C&S Construction - 237 Lawn Road**: Subdivision Preliminary/Final Plan - Conservation Zone, 237 Lawn Rd, Tax Parcel 31-2297010-338140-0000, 5.64 total acres, the plan depicts 3 proposed lots. The developer is requesting a waiver from §4.06.I – Road Improvements to Kreider Road.

**Waiver**: A motion by Pauza second by Henderson to recommend declining waiver request §4.06.I – Road Improvements to Kreider Road. Motion carried.

**08-2018 - C&S Construction - 237 Lawn Road:** A motion by Kreiser second by Henderson to recommend plan be disapproved unless the previous plan submitted to the Planning Commission that depicts the road widening along Kreider Road be placed back on the plan and presented to the Board of Supervisors. Motion carried.

**06-2018 – Mt. Pleasant Ventures, LLC - Lyndel Drive:** Subdivision Minor/Final – Zoned Low Density Residential, 215 Lyndel Drive, Tax Parcel 31-22955572-345434-0000. Total Acreage 15.1972. Plan depicts 14 lots. Josh Weaber presented subdivision plan on behalf of his clients. A motion by Pauza second by Henderson to table the 06-2018 – Mt. Pleasant Ventures, LLC - Lyndel Drive Subdivision plan until the revisions noted in the township engineer’s letter may be addressed. Motion carried.

**Non-Building Waiver Sewer Planning Module for Martin/Shuman:** A motion by Pauza second by Henderson to authorize the Secretary of the Planning Commission to sign the Non-Building Waiver Sewer Planning Module for Martin/Shuman. Motion carried.

**Zoning Revision- Discussion:** The Planning Commission reviewed the uses submitted by the Township Engineer Chlebnikow and Township Zoning Officer Blauch. Public Comment: Township resident Connie Brossman inquired about the use of cluster developments in the future and she asked the Planning Commission to keep in mind some of the other municipalities and the development that is happening in them. Chlebnikow and Blauch will review the Conservation, Agricultural, Ag Holding sections and make tracked changes on the first three districts.

**Good and Welfare:**

**Bill Bova:** Thanked the Planning Commission for their work.

**Bob Goodpaster:** Goodpaster thanked Township resident Connie Brossman for attending the meetings.

**Adjournment:** A motion by Kreiser second by Bova to adjourn at 8:52PM. Motion carried.

**Next Meeting:** May 22, 2019

**Respectfully submitted by:** Jenna Seesholtz, Township Manager