South Londonderry Township

Planning Commission

Meeting Minutes

September 17, 2019

**Call to Order**

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

**Attending Members:**

Sean Donnelly, Chairman

John Van Zant

Bill Pauza

Rugh Henderson

Bob Goodpaster

Jim Kreiser, Vice Chairman

Bill Bova

**Attending Staff:**

Jenna Seesholtz, Township Manager

Jim Caldwell, Rettew Engineering

**Public in Attendance:** Josh Weaber of Chrisland Engineering, Stacy Longenecker of Light-Heigel, Connie Brossman, Barbara Noonan, Robert Noonan, Jean Taylor, Gary Burk, Gerald Musser

**Public Input**

**Manager Report:** Township Manager Seesholtz noted that the Township will be placing the meeting agendas on the website by noon the day of the meeting. Seesholtz also went over the procedure for the Planning Commission member’s meeting packet delivery.

**Correspondence**

**Jim Kreiser, Vice Chairman – Lingle Avenue:** Vice Chairman Kreiser inquired about the time frame for roadwork that is to take place on Lingle Avenue.

**Sean Donnelly, Chairman – Board of Supervisors minutes:** Chairman Donnelly asked about a heading on the minutes of August 13, 2019 marked “Northside Drive 4.4 Acre lot – Development Discussion”.

**Connie Brossman – Minutes:** Township resident Brossman asked that the Board of Supervisor minutes be placed on the Township website.

**Minutes**

**August 20, 2019 Minutes:** A motion by Henderson second by Kreiser to approve the minutes of August 20, 2019 as submitted. Motion carried.

**Old Business**

**03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan:** Tax Parcel 31-2298726-350971, 2.503 acres. Developer proposes to build a 100’x145’ athletic court, Office/Flex Commercial Zone, Brandt Road/Landings Drive. Revised plans were submitted for review. Stacy Longenecker from Light-Heigel was there on behalf of his client to present this plan.

A motion by Pauza second by Kreiser to recommend the Board of Supervisors approve 03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan with the condition that all items in Rettew’s review letter dated September 12, 2019 be addressed. 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.

Planning Commission Secretary Bill Pauza noted the following sections of the Township’s SALDO were not addressed on the Lyndel Drive plan:

 §4.21.B – Wetlands or Waterway Encroachment – Physical Barrier

 $§$4.07.C – Streets and Roads – Specific Requirement – Cul-de-sacs to provide

$ $pedestrian connection

A motion by Pauza second by Henderson to recommend the Board of Supervisors deny the subdivision plan submitted for 06-2018 – Mt. Pleasant Ventures, LLC – Lyndel Drive. Motion carried.

**Zoning Ordinance Review:** The Planning Commission members had a discussion on the proposed revisions of the Zoning Ordinance specifically §201 – Agriculture Zone as submitted by Township Engineer Chlebnikow and Township Zoning Officer. The following motion was made:

 Flag Lots in §201 – A motion by Goodpaster second by Pauza to allow flag lots in §201 – Agriculture by special exception only. Yea – Donnelly, Bova, Van Zant, Pauza, Goodpaster. Nay – Kreiser, Henderson.

 The Planning Commission will pick up the zoning review on §202 – Agriculture Holding Zone at the next meeting.

**Flight Path Development Sidewalks:** A motion by Goodpaster second by Kreiser requesting the Board of Supervisors work with the developer to prioritize the sidewalks that were deferred in previous plans for placement of the sidewalks. Sidewalks with priority should be installed. Motion carried.

**Good & Welfare:**

**Bob Goodpaster:** Planning Commission Member Bob Goodpaster tendered his resignation from the Planning Commission for personal reasons. His resignation is effective immediately. Goodpaster did note that is a position opened up in a year, he would like to be considered for the position.

**Adjournment:** There being no other business before the Commission, a motion by Kreiser second by Bova to adjourn. Motion carried.

**Next Meeting:** October 15, 2019

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