South Londonderry Township

Planning Commission

Meeting Minutes

August 20, 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

John Van Zant

Bill Pauza

Rugh Henderson

Bob Goodpaster

Jim Kreiser

**Attending Staff:**

Jenna Seesholtz, Township Manager

Jim Caldwell, Rettew Engineering

Dawn Blauch, Zoning Officer

**Public in Attendance:** Stacy Longenecker of Light-Heigel, Connie Brossman

**Public Input**

**Jim Caldwell of Rettew:** Jim Caldwell of Rettew noted that he was in attendance at the meeting for Frank Chlebnikow who could not attend.

**Manager Report:** Township Manager Seesholtz noted that the Township had still not accepted the roads located in Carriage Park Phase 3. There were still outstanding items that the developer needed to tend to before the Township would accept dedication of the roads.

**Minutes**

**July 16, 2019 Minutes:** A motion by Henderson second by Pauza to approve the minutes of July 16, 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. Stacey Longenecker of Light-Heigel & Associates was representing the plan in behalf of his client, HR Weaver. The Planning Commission reviewed Township Engineer Rettew’s review letter dated August 14, 2019.

**Plan Time Extension Letter:** A motion by Kreiser second by Pauza to request an extension letter from the developer to expire on December 11, 2019. Motion carried. The developer will supply the Township with the extension letter.

**Waivers:** Longenecker presented several waivers as follows:

§317.C and §317.D – Detailed field investigations of carbonate geology features

§305.L Stormwater basin dewatering features

§305.N Minimum slop of stormwater basin bottom

**Action on Waivers:**

**§317.C and §317.D – Detailed field investigations of carbonate geology features:** A motion by Kreiser second by Goodpaster to recommend waiver request §317.C and §317.D – Detailed field investigations of carbonate geology features to the Board of Supervisors. Aye: Van Zant, Pauza, Goodpaster, Kreiser. Nay: Donnelley, Henderson. Motion carried.

**§305.L Stormwater basin dewatering features:** A motion by Henderson second by Van Zant to recommend denying this waiver request until the developer can fully investigate how deep the water line is located on the property. Aye: Van Zant, Goodpaster, Henderson. Nay: Pauza, Kreiser, Donnelley. Motion defeated as vote was tied.

**§305.N Minimum slop of stormwater basin bottom:** A motion by Kreiser second by Pauza to recommend waiver request §305.N Minimum slop of stormwater basin bottom to the Board of Supervisors. Motion carried.

**Action on Plan:**

**03-2019 – Flight Path One, LLC - HR Weaver - Land Development Plan:** A motion by Kreiser second by Pauza to table Flight Path One, LLC - HR Weaver - Land Development Plan until the plan can be revised. Public comment: Planning Commission member Goodpaster asked the PC if there are any other issues with this plan that the PC may want to review with regard to this plan. Chairman Donnelly noted that the sidewalks were an issue. Kreiser asked if the Board would be open to make a motion allowing a deferment of sidewalks along Brant but requiring sidewalks on Landing. No vote was taken on the motion to table as other discussion on deferment occurred.

**Sidewalk deferment on Brant:**  A motion by Kreiser second by Pauza to offer to defer the sidewalks along Brant and require sidewalks along Landings be constructed as part of the property improvements. Aye: Kreiser, Pauza. Nay: Goodpaster, Henderson, Van Zant, Donnelly. Motion defeated.

**Sidewalk Installation in Flight Path:** A motion by Goodpaster second by Van Zant to recommend that the Board of Supervisors act on sidewalk deferment for the Flight Path subdivision of July 13, 2003 and request sidewalks to be installed at this time. Public comment: Henderson noted that requesting the sidewalks to be installed at the Flight Path subdivision would only solve half of the problem in this area. The Flight Path subdivision is only a portion of the development that has occurred in this area. Aye: Van Zant, Donnelly, Goodpaster. Nay: Kreiser, Henderson. Abstained: Pauza. 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. A motion by Kreiser second by Henderson to table the review of §201 – Agriculture Zone and pick up on page three of the submitted review. The meeting was also adjourned at this time. Motion carried.

**Next Meeting:** September 17, 2019

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