South Londonderry Township

Planning Commission

Meeting Minutes

May 19, 2020

**Call to Order**

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

**Attending Members:**

Sean Donnelly

John Van Zant

Dawn Blauch

Dr. Rugh Henderson (Zoom)

Jim Kreiser

William Bova

Jeff Kennedy (Zoom)

**Attending Staff:**

John Eberly, Township Manager Frank Chlebnikow, Rettew (Zoom)

Note: Due to the Disaster Emergency declared by the Governor and in consideration of the health and safety of Township residents to practice social distancing, this Board of Supervisors meeting is being held via the ZOOM virtual meeting platform along with allowing telephone connection by cell phone, computer, and/or landline for public access.

**Public Input:** None

**Manager Report:**

Eberly mentioned that the Board of Supervisor’s opened the Township Building earlier in the day for public access as we support the Lebanon County Commissioners in our transition to the ‘yellow stage’. A reminder was provided to Planning Commission members to submit their completed financial disclosure forms to the Township Office before June 1, 2020.

**Minutes:**

January 21, 2020 Minutes: Motion by Blauch second by Kreiser to approve the minutes of January 21, 2020 as submitted. Motion carried.

**Correspondence:**

* Board of Supervisors Workshop Minutes (January 22, 2020)
* Board of Supervisors Meeting Minutes (February 11, 2020)
* Board of Supervisors Workshop Minutes (February 26, 2020)
* Board of Supervisors Meeting Minutes (March 10, 2020)
* Board of Supervisors Workshop (March 25, 2020)-CANCELLED
* Board of Supervisors Meeting Minutes (April 14 10, 2020)
* Board of Supervisors Workshop (April 29, 2020)-CANCELLED
* Authority Minutes (February 6, 2020)
* Authority Minutes (March 5, 2020)
* Authority Minutes (April 2, 2020)-CANCELLED
* Authority Minutes (May 7, 2020)

**New Business**

1.Sterling Machine Technologies- Josh Weaber provided a brief overview of the expansion plans for this facility located on Kreider Road, which includes 19 additional parking spaces. The Stormwater plan was reviewed by the engineers and it did not indicate infiltration testing being done yet. Weaber will investigate this item. Chlebnikow will continue his review of the plan and will be prepared to provide an update at the June meeting.

* A motion was made by Kreiser, seconded by Bova to table this plan review until the next meeting. Motion carried.

2. Forge Road RV Storage- Rick Bittner provided an overview of the plans to create an RV Storage Facility off Forge Road. A special exception was given at a past Zoning Hearing Board. This site would include fencing, lighting, and cameras. Discussion was held about the 3 waivers requested for these plans. Concerns were raised on the proposed waiver for the widening of Hinkle Road. Discussion on whether the stormwater basin was going to be lined was raised. Another question about whether a system would be in place on-site in the event of hazardous leaks to separate water, oil, etc. More details of these items will be gathered through the engineers review of the plan and will be provided at the June meeting.

* A motion was made by Blauch, seconded by Bova to table this plan review until the next meeting. Motion carried.

3. Flood Plan Ordinance- Eberly reported an amended Flood Plain Ordinance for South Londonderry Township is being advertised and will be voted upon at the June 9, 2020 Board of Supervisors meeting. Those properties impacted by the Flood Plain changes were notified and the appeal process has ended.

4. Flight Path – Sidewalk Deferment – Eberly explained that Chad Weaver is in the process of providing a sidewalk proposal for the Fight Path Industrial Park in order to address the sidewalk deferments. A plan is anticipated to be reviewed/discussed during an upcoming Workshop.

5. Heisey Subdivision – Mine Road – Eberly provided an update that several months ago the Board of Supervisors deferred the planning process on the Heisey Subdivision on Mine Road to be done by South Annville Township since approximately 95% of the parcel is located in that municipality.

**Old Business**

1. Zoning Ordinance Review:Eberly reported that the Board of Supervisors had authorized Chlebnikow to develop a draft of the proposed zoning ordinance changes based on the recommendations and have this available for review later in 2020.

* A motion was made by Kreiser, seconded by Van Zant to nominate Blauch to serve on the small committee to assist Chlebnikow with the development of this draft. Motion carried.

1. Northside Crossing Apartments: Eberly provided an update that the recommended Planning Commission denial of the rezoning of this property was upheld by the Board of Supervisors at a recent meeting.

**Good & Welfare:**

* Donnelly– Congratulated Kennedy for joining the Commission and looked forward to meeting him in person.

**Adjournment:** There being no other business before the Planning Commission, a motion by Bova second by Dr. Henderson to adjourn. Motion carried. 8:22 p.m.

**Next Meeting:** June 16, 2020

**Respectfully submitted by:** John Eberly, Township Manager