**South Londonderry Township**

**Planning Commission**

**Meeting Minutes**

**June 21, 2022**

**Call to Order:**

The meeting was called to order by Chairwoman Blauch at 7:00 PM and was followed by the Pledge of Allegiance.

**Attending Members:**

John Van Zant

Bill Bova

Bret Haldeman

Alex Kinzey (Excused)

Dawn Blauch

Jeff Kennedy

Bill Leonard

**Attending Staff:**

John Eberly, Township Manager Frank Chlebnikow, Engineer

Richie Deibert, Assistant Manager (Excused)

**Attending Public:**

Randy Wright, Anna Kelley, David Tshudy, Dave Ober, Sarah Misner, Steve Taylor

**Public Input:**  None

**Manager Report:**

Eberly commented on the progress being made to replace the above ground sewer line along the Mt. Gretna dam breast and the recent grant request for the Campbelltown Park enhancements.

**Minutes:**

A motion was made by Haldeman, seconded by Van Zant to approve the March 15, 2022 Planning Commission meeting minutes. Motion carried.

**Old Business:** None

**New Business:**

**ECS Commercial – Land Development Plan**

Discussion was held regarding the proposed Land Development/Subdivision Plan for the ECS Corporate Office (South/West lots in Flight Path, South of the Hockey Arena) led by Randy Wright, Hanover Engineering.

A motion was made by Kennedy, seconded by Leonard to recommend the SALDO Section 3.06 Plan Processing waiver be approved for the proposed ECS project. Motion carried.

A motion was made by Haldeman, seconded by Kennedy to recommend the SALDO Section 4.09 Sidewalks along public streets deferral be approved for the proposed ECS project. Motion carried.

A motion was made by Kennedy, seconded by Van Zant to recommend Article 3, Section 305.K (Stormwater Ordinance) – Emergency Spillway Freeboard be waived for the proposed ECS project. Motion carried.

A motion was made by Bova, seconded by Haldeman to recommend Section 4.07.C – Cul-de-Sac diameter be waived for the proposed ECS project subject to Rettew’s pending review/comments. Motion carried.

A motion was made by Kennedy, seconded by Bova to recommend Section 4.06.I Hinkle Road Improvements be deferred, but the improvements shall be shown on the Land Development Plans for the proposed ECS project subject to Rettew’s pending review/comments. Motion carried.

A motion was made by Kennedy, seconded by Bova to recommend Section 305.M and 313.A.1 (Stormwater Ordinance) – Existing Storm Sewer Capacity and Peak Rate Flows waiver for the proposed ECS project subject to Rettew’s pending review/comments. Motion carried.

A motion was made by Bova, seconded by Kennedy to recommend the approval the proposed land development plans conditional to the June 15, 2022, Rettew Engineering Review #1 Letter comments, Lebanon County Planning Department’s June 21, 2022 letter and any other comments. Motion carried.

**20 W. Market Street – Draft Text Amendment for Density to Increase to 20 Units per Acre (Informational Only)**

David Tshudy, attorney representing the owners of 20 W. Market Street provided overview of a possible expansion to the existing apartment complex. Conceptual drawings of this expansion of an additional 12 new units being proposed to this site were shared. A proposed text amendment density increase to 20 units per acre was reviewed with the Planning Commission for their considering.

After a lengthy discussion, the Planning Commission requested Mr. Tshudy to provide additional information of past expansion projects he has been involved in share with the Board of Supervisors in order to better make a determination if they would support a text amendment to the density in this Village area.

**Good & Welfare:** None

**Adjournment:** There being no other business before the Planning Commission, a motion by Van Zant, second by Haldeman to adjourn at 8:58 PM. Motion carried.

**Next Meeting:** July 19, 2022

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