South Londonderry Township

Planning Commission

Meeting Minutes

September 15, 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

Bill Bova (Absent)

Bret Haldeman

Jim Kreiser

Dawn Blauch

Jeff Kennedy

**Attending Staff:**

John Eberly, Township Manager Frank Chlebnikow, Engineer

**Public Input:** None

**Manager Report:**

Eberly provided updates that the Sterling Machine Shop Land Development Plans were approved by the Board of Supervisors. The Vanderhoef Subdivision is headed back to the Zoning Hearing Board for an extension. The public hearing is set for next Thursday, but due to the new flood plain ordinance recently adopted the plans will now need to take this into consideration.

**Minutes:**

A motion was made by Blauch, seconded by Kreiser to approve the minutes of the August 18, 2020 Planning Commission meeting. Motion carried.

**Correspondence:**

* Board of Supervisors Meeting Minutes (August 11, 2020)
* Board of Supervisors Workshop Minutes (August 26, 2020)
* Authority Minutes (September 3, 2020)

**Old Business**

1. Forge Road RV Storage – Land Development Plan-

Charlie Courtney, McNees and Betsy Davison, H. E. Black& Associates provided some background on the RV Storage Plans along with the requested waivers/deferments.

Donnelly shared interpretation from Zoning Hearing Board Solicitor Druby that the newly submitted RV Storage Plans contain structures which do not comply with the conditions of the previously approved Zoning “special exception” and as such will need to be revisited by the Zoning Hearing Board.

After much discussion on this topic the following motions were made:

**Waiver/Deferments:**

A motion was made by Blauch, seconded by Kreiser to recommend approval of deferment of curbs and sidewalk and approval of waiver of the second access (Section 4.06). The motion also recommended denial of waiver of road widening. Motion was approved on a 4-2 vote with Donnelly and Van Zant casting dissenting votes.

A motion was made by Blauch, seconded by Kennedy to recommend the approval of the waiver request of depicting existing topography and physical features of the land on the residual farm tract (Sections 5.04.C, 5.04.D.3, 5.04.D.4). Motion was approved on a 4-2 vote with Donnelly and Van Zant casting dissenting votes.

A motion was made by Blauch, seconded by Kennedy to recommend the approval of the waiver of the preliminary plan (Section 3.06). Motion was approved unanimously.

**Land Development Plan:**

A motion was made by Blauch, seconded by Kennedy to recommend the approval of the Plan subject to addressing the special exception zoning hearing issue for the structures with the attorneys. The motion failed to be approved as it ended in a 3-3 vote with Blauch, Kennedy, and Haldeman casting ‘yes’ votes, while Donnelly, Kreiser and Van Zant voted against the motion.

This plan remains tabled with the Planning Commission. Suggestions were made to the developer to address the comments and recommendations discussed throughout the meeting.

**New Business -** None.

**Good & Welfare:** Kreiser thanked Chlebnikow for his expertise during these meetings.

**Adjournment:** There being no other business before the Planning Commission, a motion by Blauch, second by Van Zant to adjourn. Motion carried. 8:14 p.m.

**Next Meeting:** October 20, 2020

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