South Londonderry Township

Planning Commission

Meeting Minutes

September 21, 2021

**Call to Order:**

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

**Attending Members:**

John Van Zant

Bill Bova (Excused)

Bret Haldeman

Alex Kinzey (Excused)

Dawn Blauch

Jeff Kennedy

Bill Leonard

**Attending Staff:**

John Eberly, Township Manager Frank Chlebnikow, Engineer

**Attending Public:**

Sarah Rogers, Don Lechleitner, Todd Lechleitner, Scott Campbell, Craig Smith, John Piscula, Vijay Patel, Naoshibhai Patel, Laura Albus, Jim Albus, Mike Rice, Christy Rice, Lindsey Frailey, Connie Brossman, Jane Popko, and Margaret Ilei.

**Public Input:**

Jane Popko – Inquired whether the purpose of the Planning Commission was to make recommendations to the Board of Supervisors for MS4, Stormwater, etc. topics. A handout of an article regarding the Chesapeake cleanup plans was distributed to the Planning Commission members.

**Manager Report:**

Eberly thanked the efforts of all individuals involved in the recent rain events and shared an email advising that the Township has received a $220,000 grant from the National Fish and Wildlife Foundation for streambank restoration to the Killinger Creek.

**Minutes:**

A motion was made by Kennedy, seconded by Leonard to approve the minutes with amendment of the August 17, 2021 Planning Commission meeting. Motion carried.

**Correspondence:**

* Board of Supervisors Minutes (August 10, 2021)
* Workshop Minutes (August 25, 2021)
* Municipal Authority Minutes (August 5, 2021)

**Old Business –**

Discussion was held regarding Lot C2 of the Northside Crossing Community to hear from the Planning Commission concerns related to the proposed zoning map change and zoning ordinance text amendments illustrated by a conceptual plan to incorporate a Multi-Family Residential (MFR) area along Northside Drive.

A motion was made by Kennedy, seconded by Haldeman to recommend approval of the proposed text amendment to the zoning ordinance to the Board of Supervisors for consideration of rezoning of the 3.02 acres from Highway Commercial to Multi-Family Residential zone, amend the zoning map to reflect the proposed rezoning, amend Section 212, Figure 212.1 Max. Permitted Density from 4DU/net.ac. to 12 DU/net ac., amend table in Section 214.E.2, Multi-Family Density from 6 DU/net ac. to 12 DU/net ac., and amend table Section 315.W.1, Multi-Family Dwelling parking spaces from 3 spaces per unit to 2 spaces per unit. Motion carried with Kennedy, Haldeman, Blauch and Leonard voting in the affirmative with Van Zant casting the dissenting vote.

Palmyra Hospitality, LLC submitted a Preliminary – Final Land Development Plan for the 2951 Horseshoe Pike property for consideration of construction of a Holiday Inn Express and demolition of the American Best Value Inn currently on site. Rettew provided Review No. 1 of this plan dated September 13, 2021.

Comments and concerns raised by the public attending this meeting were as followed:

Mike Rice – Raised the concern to the location of oversized vehicle parking spaces for trucks/buses, the dumpster location, noise, and light pollution.

Lindsey Frailey – Inquired about any future development of unused space on this property, sewer authority capacity, the status of a traffic study, and safety issues.

Margaret Ilei – Inquired about the Township ordinance which details the fence/screening requirements.

The decision was to table this application pending review of responses to the engineer’s comments.

**New Business -** None

**Good & Welfare:** None

**Adjournment:** There being no other business before the Planning Commission, a motion by Van Zant, second by Haldeman to adjourn. Motion carried. 8:12 PM.

**Next Meeting:** October 19, 2021

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