South Londonderry Township

Planning Commission

Meeting Minutes

February 19, 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

Rugh Henderson

Jim Kreiser

Bob Goodpaster

Bill Pauza

John Van Zant

**Board Members not Present:**

Bill Bova, Member

**Attending Staff:**

Jenna Seesholtz, Township Manager

Frank Chlebnikow, Rettew Engineering

**Public in Attendance:** Dawn Blauch, Connie Brossman, Jane Popko, Faith Bucks, Jerry Allebach, Jack Custer, William Haldeman, Josh Weaber of Christland Engineering, Bob Gearhart, Nevin Copenhaver, Bard Risser, Glenn Brandt, Frank Landis, Diane Landis, Eric Allebach, Jerry Allebach

**Reorganization**

**Chairman:** A motion by Henderson second by Goodpaster to appoint Sean Donnelly Chairman of the Planning Commission. Motion carried.

**Vice-Chairman:** A motion by Pauza second by Goodpaster to appoint Jim Kreiser the Vice Chairman of the Planning Commission. Motion carried.

**Secretary:** A motion by Goodpaster second by Kreiser to appoint Bill Pauza the Secretary of the Planning Commission. Motion carried.

**Public Input**

**Connie Brossman:** Township resident Connie Brossman asked the Planning Commission if the Board of Supervisors was assigning the PC the items that the EAC was responsible for in the past. Chairman Donnelly noted that the responsibilities of the Planning Commission are spelled out for them by the State of Pennsylvania. Mrs. Brossman inquired why the Board of Supervisors is asking the Township Engineer and the Township Zoning Officer to review the existing township zoning ordinance. Supervisor Faith Bucks did note the Zoning Ordinance was approved by the Board and was to be sent to the Planning Commission in parts so the process would move along quicker.

**Jane Popko:** Township resident Jane Popko advised the Planning Commission that she submitted the resolution that Derry Township unanimously passed in regard to climate change to the Board of Supervisors. She asked if items such as this climate change resolution could go directly to the Planning Commission. She also noted the natural area located on Woodlawn in Carriage Park could be planted using meadow mix which would avoid mowing in the wetland area.

**Manager Report:** Township Manager Seesholtz noted that FEMA letters will be sent to the Township residents that will be affected by the new floodplain delineation. She noted that the township website had been revamped to allow for easier access of Board minutes. Seesholtz also thanked Jeanne Berlin for her service to the Planning Commission.

**Minutes**

**November 11, 2018 Minutes:** A motion by Kreiser second by Goodpaster to accept the minutes of November 11, 2018 as submitted. Motion carried.

**New Business**

**South Londonderry Municipal Authority – Campbelltown East:** The Planning Commission received a letter from the Municipal Authority’s engineer regarding a Water Quality General Permit Part II application. A motion by Pauza second by Henderson acknowledging the receipt of the letter from Entech dated January 23, 2019. Motion carried.

**08-2018 C&S Construction - Lawn Road Subdivision Preliminary/Final Plan:** Conservation Zone, 237 Lawn Rd, Palmyra, Tax Parcel 31-2297010-3381400000, 5.64 total acres, the plan depicts 3 proposed lots. Josh Weaber of Chrisland Engineering spoke on behalf of C&S Construction.

**Waivers:**

**Waiver Request §5.03.A.1 – Preliminary/Final Plan Submission:** A motion by Kreiser second by Pauza to recommend waiver of SALDO §5.03.A.1 - Preliminary/Final Plan Submission. Motion carried.

**Waiver Request §4.06.I – Road Improvements:** A motion by Henderson second by Pauza to recommend a deferment to SALDO §4.06.I – Road Improvements specifically located on Lawn Road. Motion carried.

**Approval of Plan Recommendation:**

**08-2018 C&S Construction - Lawn Road Subdivision Preliminary/Final Plan:** A motion by Kreiser second by Pauza to recommend 08-2018 C&S Construction - Lawn Road Subdivision Preliminary/Final Plan to the Board of Supervisors with the condition that all comments on Township Engineer Rettew’s review letter dated February 13, 2019 be addressed before proceeding to the Board. Motion carried.

**04-2018 Mount Pleasant Ventures – Gerald S. and Margaret D. Allebach:** Agricultural, 168 Bell Road and 1310 Mt. Pleasant Road, Palmyra, Tax Parcels 31-2298177-341808 - 18.6731 acres, 31-2299217-343287 & 31-2299914-342440 – 72.3326 acres. Total of 6 proposed lot line additions. No new construction is proposed.

**Waivers:**

**Waiver Request §5.03.B.2 – Plan Scale:**  A motion by Kreiser second by Henderson to recommend waiver of SALDO §5.03.B.2 – Plan Scale. Motion carried.

**Waiver Request §5.03.C.4 – Topography on Plan:** A motion by Pauza second by Kreiser to recommend waiver of SALDO §5.03.C.4 – Topography on plan with the condition that the location map be changed to USGS as required by the Township SALDO. Motion carried.

**Waiver Request §503.E.3 - Natural Resources Plan:** A motion by Kreiser second by Pauza to recommend waiver of SALDO §503.E.3 - Natural Resources Plan. Motion carried.

**Waiver Request §5.03.C5:** Withdrawn by applicant.

**Approval of Plan Recommendation:**

**04-2018 Mount Pleasant Ventures – Gerald S. and Margaret D. Allebach:** A motion by Pauza second by Goodpaster to recommend 04-2018 Mount Pleasant Ventures – Gerald S. and Margaret D. Allebach Subdivision Preliminary/Final Plan to the Board of Supervisors with the condition that all comments on Township Engineer Rettew’s review letter dated February 13, 2019 be addressed before proceeding to the Board and that the plan have the 100’ wetland setback be depicted on plan. Motion carried.

**Good and Welfare:**

**Jim Kreiser:** Planning Commission Member Kreiser expressed his gratitude to previous Planning Commission member Jeanne Berlin as she helped him acclimate to the Planning Commission during his first year.

**Adjournment:** A motion by Pauza second by Goodpaster to adjourn at 8:27PM. Motion carried.

**Next Meeting:** March 19, 2018

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