

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
TUESDAY, MAY 14, 2019**

OPEN THE MEETING: At 7:00 PM the Planning Commission (PC) Meeting was called to order by Chairman Rich Henryson. In attendance were Rich Henryson, Bruce Miller, Roger Martinie, Lou Simone and Spence Andress, Government Specialists.

OATH OF OFFICE: Prior to beginning the meeting Roger Martinie was sworn into office.

Note: In preparation for the Honeycroft Conditional Use Hearing, the PC met at 7:00 PM prior to the BOS I Meeting. The change in date and time was advertised in the Daily Local News on May 6, 2019. The purpose of this PC Meeting was to discuss, review and determine the PC's recommendations to the Board of Supervisors prior to the Honeycroft Conditional Use Hearing which will convene upon adjournment of this PC Meeting. Originally this meeting was to have been held in the LDT garage, but due to the number of Honeycroft residents wishing to observe and participate in the proceedings, the PC Meeting was moved into the LDT Meeting Room where exhibits and seating was much more comfortable.

PUBLIC COMMENTS: None

MINUTES APPROVAL: As the PC Minutes from April 17, 2018 were deemed approved based on the passage of time since the last meeting, the PC did not take a formal vote.

NEW BUSINESS:

A. NONE

OLD BUSINESS:

A. HONEYCROFT VILLAGE – PHASE IV AND V – Revised Plans: In attendance were Brian Campbell, Developer; Charlie Gerbron, Attorney; and Dave Kegerize, Engineer.

Charlie Gerbron began the presentation by reminding the audience that this is a minor revision to the previously approved Honeycroft Phase IV and V plans and that the developer is seeking Conditional Use approval. Dave Kegerize displayed a copy of the recorded plan with the changes delineated in green. He reminded everyone of the reduction in total units from 264 units originally to 243 with a break down of the number of units in each housing category of single family, duplexes and quads. In Phases IV and V there will only be a total of 72 single family detached homes with the elimination of 80 townhomes (quads), 8 duplex units and the reconfiguration of 5 single family units. There was another plan showing the comparison from the recorded plan to the proposed plan with the elimination of two alleys which will be absorbed into additional Open Space (shown on the plans as shaded areas). The streets will remain the same. Rich

Henryson asked about overflow parking and the response was there was overflow parking at the Club House and two more on Summer Breeze which are surrounded by Open Space.

Brian Campbell noted a year or so ago the residents through their HOA had objected to the proposed walking trails being too close to the back of their homes and back yards. Members of the HOA researched the possibilities for one year before presenting their proposal to the residents at large. The HOA Directors/members proposed to eliminate the trails in favor of the Developer adding \$62,000 in amenities to the Club House open space in the form of a pavilion, bocce court with other amenities to be determined. It is anticipated that the Honeycroft residents will finish secret ballot voting on the amenities that they would like to have at the Club House open space by Friday, May 17th. Brian Campbell asked that the PC and Board approve the removal of trails on the condition that the Honeycroft residents as a whole approve the proposal. Honeycroft resident, Jan McHenry, noted there is a group of walkers who prefer the .85 mile sidewalks and pavement for walking and if walker prefer off road walking there is the option of walking at Longwood.

Rich Henryson asked about approval of the plan from the Cochranville Fire Company. A letter was produced dated July 25, 2018 from Cochranville Fire Company's Chief, Robert Linnenbaugh, documenting a meeting with Developer, Brian Campbell, and BOS Chairman, Lou Simone. Under discussion was the proposed reduction of side yards between single family homes from 20 feet to 10 feet (meaning each home would have a side yard of no less than 5 feet). Mr. Campbell explained he was going to "use a 'zipper process' during construction on the proximate wall that will provide for a one (1) hour fire rating to allow for the possible reduction of fire spread." Chief Linnenbaugh acknowledged this as a step in the right direction for public safety and property conservation, but advised sprinkler systems would be the best overall measure. Mr. Campbell explained that his home buyers were not willing to pay the extra cost of sprinkler systems and this "zipper process" is accepted in the industry for fire suppression.

Rich Henryson asked about storm water issues, but Dave Kegerize explained that stormwater would be dealt with at the land development stage in this process of approvals. ARRO will be responsible for reviewing the storm water plan and issuing a formal written assessment with approvals and their support for various waivers. Rich Henryson noted the decrease in Honeycroft units as these apply to the sewer system which will yield extra capacity. He wanted to stress that Aqua was in no way allowed by the Township to add additional homes outside of Honeycroft and the former George Fox Friends School directly across Rt. 41. Mr. Campbell noted he had completed the sewer system construction and had turned it over to Aqua, thus he personally has no say in how they operate. Rich Henryson stated he simply wanted everyone present to be aware that Aqua could not add any additional entities outside of Honeycroft.

Rich Henryson made a **MOTION** to recommend approval to the BOS of the Honeycroft Village Phase IV and V plan as presented with two (2) conditions:

1. Approval of the project should be contingent upon review and acceptance of the new Storm Water Management regulations by the Township when the plan is completed.
2. Approval of the project should be contingent upon Cochranville Fire Company's review and recommendations in written form.

Roger Martinie seconded the motion and the vote was 4-0 in favor.

Brian Campbell interjected that he had consulted with CFC and supplied a copy of the Cochranville Fire Company's approval letter dated July 23, 2018 which was signed by Fire Chief Rob Linnenbaugh.

ANNOUNCEMENTS / CORRESPONDENCE:

- A. OPEN SPACE COMMITTEE: Wednesday, May 15, 2019 at 5:30 PM**
- B. OFFICE CLOSED – ELECTION DAY: Tuesday, May 21, 2019**
- C. OFFICE CLOSED – MEMORIAL DAY: Monday, May 27, 2019**
- D. BOS II MEETING: Tuesday, May 28, 2019 at 7:30 PM.**
- E. HISTORICAL COMMITTEE: Wednesday, May 29, 2019 at 7:00 PM.**
- F. BOS I MEETING: Tuesday, June 11, 2019 at 7:30 PM.**
- G. PLANNING COMMISSION: Tuesday, June 18, 2019 at 7:30 PM. TASK FORCE Meeting immediately following PC Meeting.**

ADJOURNMENT: As there was no other business before the Planning Commission, Lou Simone made a **MOTION** to adjourn the PC Meeting and Bruce Miller seconded the motion. The vote was 4 - 0 in favor. The meeting was adjourned at 7:26 PM. The Task Force Meeting had previously been cancelled.

Respectfully submitted,

Janice H. Hearne
Administrative Secretary