

**LONDONDERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, APRIL 17, 2018**

**OPEN THE MEETING:** At 7:30 PM the Planning Commission (PC) Meeting was called to order by Chairman Rich Henryson. In attendance were Rich Henryson, Bruce Miller, Greg Papiernik, Lou Simone, Spence Address, Government Specialists, and Michael Bingham, ARRO.

**OATH OF OFFICE:** Prior to beginning the meeting Bruce Miller was sworn into office.

**PUBLIC COMMENTS:** None

**MINUTES APPROVAL:** As the PC Minutes from October 17, 2017 were deemed approved based on the amount of time since the meeting, the PC did not take a formal vote.

**NEW BUSINESS:**

- A. PROPOSED SUBDIVISION IN BOTH HIGHLAND AND LDT:** Jim Fritsch, Register Associates, began the presentation. Glenville Farms is located at 650 Gum Tree Road in Highland (104 acres) and Londonderry (10.32 Acres) Townships. Most of the 114 acres is within the Chester County Land Preservation program excluding the house and barns which are not in the Preservation program. The proposal is to subdivide the 114 acres into three parcels. The property contains a farm house, barns, and a driveway and is currently being farmed by a local farmer. Proposed Lot #1 consists of 1.387 acres with the house, garage, well and septic which Mr. Laffey, owner, will retain as his residence. Proposed Lot #2 will consist of 72.337 acres with barns which will be for agriculture only (primarily for ground crops). Proposed Lot #3 is in Londonderry Township consisting of 40.822 acres which will be for agriculture only (possibly for live stock) and is bordered by a stream which divides Highland and Londonderry Townships. Rich Henryson noted the Londonderry parcel has been Eased and cannot be further subdivided. Spence Address noted the Londonderry parcel will remain the same in area and usage. In response to a question, Mr. Address replied he had spoken to others about the proposed plan, but had not actually seen the plans until now. Rich Henryson asked if Mr. Address would review the plans and supply a comment letter for the BOS. Mr. Address agreed to do so. Following further discussion Rich Henryson made a **MOTION** for the PC to recommend to the BOS that LDT defer review of the Glenville Farms subdivision on condition that Spence Address review and supply comments regarding the project prior to the next BOS I Meeting on May 8<sup>th</sup>. Lou Simone seconded the motion and the vote was 4-0 in favor.
- B. HONEYCROFT VILLAGE:** Brian Campbell, developer, explained that Honeycroft is a 55+ Age Qualified community begun about 12 years ago. Phase I, II are complete and Phase III is nearly finished. Honeycroft has roads, sewer,

water and a community center. In 2012 the number of units was revised from 317 to 224 units. At present 125 units are built and occupied consisting of singles, cottages (2 family) and townhomes (4 families). Presently single family homes are preferred, thus Mr. Campbell proposed revising Phase IV and V into single family homes and eliminating the proposed townhomes. This would bring the number of dwellings from 264 to 243 units – all single family homes. One alley at the back would be eliminated. Open Space would either remain the same or maybe increase due to the removal of the alleys. The NPDES permit is in effect until 2022 and would require a minor amendment. Mr. Campbell's proposal has been discussed with Michael Bingham of ARRO. Mr. Campbell proposed side yards be diminished to no less than 5 ft each or a total of no less than 10 ft separation between units. Previously the plans called for no less than 20 ft of separation between units.

Dave Kegerize and Mitch King, Town Square Engineering, were also in the audience. Mr. Kegerize explained there would be a small reduction in impervious surface and the stormwater management would require modest waivers. Michael Bingham, ARRO, noted there were some stormwater issues:

1. There would be less impervious surface but would need to meet current requirements.
2. There are some issues with berm requirements.
3. The primary issue is the 5 ft minimum side yards – i.e. How to get large equipment into the back yard without going onto a neighbor's property.

It was noted that New Daleville has a side yard minimum of 4 ft. thus setting a precedent for 5 ft. side set backs.

Brian Campbell noted he had discussed Fair Share with his attorney, Mary Ann Rossi, and she saw no problem. However Ms. Rossi and Stacey Fuller, Township attorney, would have to work out the details and procedures. Lou Simone noted the Fair Share issue must be resolved. Brian Campbell broke down the units as: 44 Townhomes, 70 Cottages, and 129 Singles. There would be no effect with the sewer system. Michael Bingham explained the stormwater plan would be reviewed and the land plan review would include a recommendation. Spence Andress and David Sweet promised to work together to resolve the Fair Share issue and Brian Campbell agreed to cover the cost of their review(s). There was a question of how to accomplish these revisions. It was suggested that Mr. Campbell and the Township follow, if possible, the same procedure as in 2012 when the previous number of units was reduced. It was further suggested that the PC Minutes be reviewed and Stacey Fuller and Mary Ann Rossi work together regarding the mechanics and best approach (however the set back change was not a part of the previous reduction in units). It was agreed that it would be best not to have to go to the Zoning Hearing Board on these issues if it could be avoided. Rich Henryson made a **MOTION** that the Planning Commission support the reduction in side yards which were 10 ft minimum to a 5 ft minimum per unit and also conditional to Fair Share and stormwater management approval in the land development process. Bruce Miller seconded the motion and the vote was 4-0 in favor.

**OLD BUSINESS:**

- A. **HONEYCROFT – DECKS TO 3 SEASON ROOMS:** As this topic was scheduled to be discussed at the Task Force Meeting which immediately followed this PC meeting, this topic was tabled.

**REVIEW EXTENSIONS: None**

**ANNOUNCEMENTS / CORRESPONDENCE:**

- A. **TASK FORCE MEETING: To immediately follow PC Meeting.**
- B. **OPEN SPACE COMMITTEE MEETING: Wednesday, April 18, 2018 at 5:30 PM.**
- C. **OFFICE CLOSED – PROFESSIONAL MEETINGS: Monday, April 23<sup>rd</sup> and Tuesday, April 24<sup>th</sup>.**
- D. **BOS II MEETING: CANCELLED due to Professional Meeting.**
- E. **HISTORICAL COMMITTEE MEETING: Tuesday, April 24, 2018 at 7:00 PM.**
- F. **NEXT BOS I MEETING: Tuesday, May 08, 2018 at 7:30 PM (Cohen Ag. Security Hearing).**
- G. **NEXT PC MEETING: Tuesday, May 16, 2018 at 7:30 PM.**

**ADJOURNMENT:** As there was no other business before the Planning Commission, Lou Simone made a **MOTION** to adjourn the PC Meeting and Rich Henryson seconded the motion. The vote was 4 - 0 in favor. The meeting was adjourned at 8:30 PM. The Task Force Meeting was convened immediately following this meeting.

Respectfully submitted,

Janice H. Hearne  
Administrative Secretary