

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION

February 8, 2006

**MEMBERS PRESENT**

Richard Beverly  
Roy Newsome  
Fredrick Lighty  
Ernest Gingrich  
Dennis Guise

**ALSO PRESENT**

Dianne Moran  
Lori Wissler  
Chip Millard

**Call to Order**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:05 pm, on February 8, 2006 at the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**Pledge of Allegiance to the Flag**

Mr. Lighty led the recitation of the Pledge.

**Approval of Minutes**

There were no minutes to act on at this time.

**OLD BUSINESS**

**Preliminary/Final Subdivision Plan #05-06**  
**Robert E. Smith**

Ms. Moran stated that the Township has received a plan for Robert Smith on Red Top and Copperstone Roads. The property consists of 14.222 acres and is zoned R-1, Low Density Residential District. The purpose of the plan is to subdivide the existing lot and create a second building lot. Lot 1 would consist of 12.809 acres and Lot 2 would consist of 1.413 acres. The property will be served by public water and private on-lot septic system.

This plan was tabled by the Planning Commission on April 13, 2005 in order to allow the applicant time to address the comments and provide written justification for waiver requests.

The applicant met with the Board of Supervisors at its October 11, 2005 workshop meeting to discuss the waiver requests.

The applicant requested the following waivers: Requirement to provide a stormwater management report; requirement to provide a preliminary plan; requirement to provide road widening along Copperstone and Red Top Roads; and the requirement to provide curb and sidewalk with the exception of the intersection of Red Top and Copperstone Roads along the radius return.

Robert Shaffer, Act One Consulting Engineers, 200 South 41<sup>st</sup> Street, Harrisburg, PA was present on behalf of the plan. Mr. Shaffer stated he has received the comments from Staff, Dauphin Engineering, and County. Some of the comments have been addressed. Since the plan has been submitted, Mr. Shaffer has been working with DEP because they do not like where the driveway crosses into the wetlands. The plans have been changed to reflect these changes, however the Commission does not have copies of that updated plan. Mr. Lighty noted that if the Commission does not have them, that means that Staff has also not reviewed them. Mr. Newsome asked if the proposed driveway will be coming off of Red Top Road. Mr. Shaffer answered it will be off of Copperstone down across where there are no wetlands. Mr. Shaffer showed the location on the projection screen.

Mr. Lighty noted that there is a March 31, 2006 time extension in place, so another one would be necessary so that it can go to the Board of Supervisors. The time extension would have to be in writing.

Mr. Gingrich made a motion to table the Preliminary Final Subdivision Plan #05-06 for Robert E. Smith. Mr. Newsome seconded the motion and the motion carried unanimously.

### **NEW BUSINESS**

#### **Revised Preliminary/Final Land Development Plan #06-01** **Allentown Boulevard Storage**

Ms. Moran stated that this plan was approved by the Board of Supervisors at its June 7, 2005 meeting. This plan represents the following revision to the approved plan: the carwash building is rotated approximately 45 degrees from the original submission; and an eighteen-foot one-way driveway width has been provided.

The purpose of this land development plan is to construct a two-bay automatic car wash in the northwest corner of the property. The property is located east of Blue Ribbon Avenue along Allentown Boulevard and will be served with an on-lot well and public sewer. The property is zoned L-1, Light Industrial District and contains 8.2 acres.

On April 13, 2005 the Lower Paxton Township Planning Commission recommended approval of the above referenced plan.

A variance was granted by the Zoning Hearing Board on April 3, 2002, Docket # 1023, allowing a 30' separation between buildings.

The applicant requested and was granted the following waivers: requirement to submit a preliminary plan; and the requirement to provide sidewalks along the frontage of US Route 22.

Mr. John Murphy, Alpha Consulting Engineers, and Ken Laird, developer of the project, were present on behalf of the plan.

Mr. Gingrich asked about County comment #1, concerning whether car washes are a permitted use in the L-1 District. Ms. Moran stated this is a permitted use.

Mr. Newsome asked if the car wash is intended for the general public or only those that use the facility. Mr. Murphy stated the car wash is for the use of the general public and the customers.

Mr. Murphy stated he has received the comments from Staff, County and HRG, and his corrections will comply with the comments.

Mr. Millard asked if there will be an issue with having some parking located inside the gates, and some located outside the gates. There is a future development located on the west side of the property that could be used as offices. Mr. Laird noted that will be future storage building. Mr. Laird noted that the parking outside the gate is for the convenience of new customers, whereas existing customers will most likely access the facility from within the site.

There was no comment from the public.

Mr. Newsome made a motion to recommend approval of the Revised Preliminary / Final Land Development Plan #06-01 for Allentown Boulevard Storage, subject to the resolution of all comments. Mr. Beverly seconded the motion and the motion carried unanimously.

**Preliminary/Final Subdivision Plan #06-02**  
**5710 Union Deposit Road**

Ms. Wissler stated this plan involves approximately 4.68 acres of land located north of Union Deposit Road and east of the Central Dauphin School District property. The plan proposes to subdivide the land into eight lots. The property is zoned R-1, Low Density Residential District and will be served by public water and sewer systems.

The applicant has requested the following waivers: the requirement to submit a preliminary plan; the requirement that centerline grades shall not exceed 10% for minor and private streets; and the requirement that finished slopes of all cuts and fills shall not exceed 33%. Ms. Wissler noted the last waiver is not required and the applicant's engineer is required to submit a report that demonstrates that the steeper slopes can be stabilized and maintained adequately.

Mr. Paul Navarro, Navarro & Wright Engineers, 151 Reno Avenue, New Cumberland, was present on behalf of the plan. Mr. Navarro stated he has received copies of the Staff, HRG and County comments and although they are numerous, they will be addressed.

Mr. Newsome asked if the slope is proposed to be 12%. Mr. Navarro answered yes, the maximum allowable is 10%, and he will provide written justification for this waiver request. Mr. Navarro noted this waiver has been granted in the past for similar sites.

Mr. Gingrich referred to HRG's comment #19, stating that the lot grading, especially on Lot 67, appears to be grossly incomplete, and asked where the drainage would go. Mr. Navarro stated drainage will be conveyed from the buildings to drainage swales in between homes to a tributary of Beaver Creek. Mr. Gingrich stated this plan is not graded to show that. Mr. Navarro stated that he will review the grading. Mr. Snyder's concern is that it appears that water is going to the homes instead of away from the homes. Mr. Navarro stated each individual home will be evaluated.

Mr. Navarro stated there are a number of outstanding agency permits. The plan meets the criteria for PennDOT with the 35 miles per hour speed limit. Mr. Gingrich asked about the E&S plan. Mr. Navarro stated that is being submitted to the County Conservation District. Mr. Gingrich asked if it has been developed yet. Mr. Navarro stated it is not complete. Mr. Gingrich suggested revising the grading before the development is finished. Mr. Gingrich stated these are some reasons this plan should come back to the Planning Commission. Mr. Guise agreed that the Commission should see the revisions. Mr. Navarro stated he could have the revisions back to the Commission by next month's meeting.

Mr. Guise asked if the sidewalk would be extended around the cul-de-sac. Mr. Navarro stated PennDOT does not want sidewalks on the portion of Union Deposit Road, and there are no other sidewalks in that immediate area. Ms. Wissler stated a waiver should be requested for this, with those reasons as the justification. All waivers must be requested in writing.

Mr. Guise made a motion to table the Preliminary / Final Subdivision Plan #06-02 for 5710 Union Deposit Road. Mr. Gingrich seconded the motion and the motion carried unanimously.

**Final Subdivision Plan #06-03**  
**Willow Brook, Phases V & VI**

Ms. Wissler stated the final plan for Phases V and VI proposes to develop 4.7 acres into 29 townhouse units. Phases V and VI are located south of Union Deposit Road and west of Page Road Extended, is zoned R-2 Medium Density Residential District, and will be served by public water and public sewer systems.

Ms. Wissler stated there are 7 waivers that were previously approved with the Preliminary Plan.

Mr. John Clark, Hartman and Associates Engineers, 2101 Orchard Road, Camp Hill, was present on behalf of the plan. Mr. Clark stated he did receive copies of Staff, County, and HRG comments and has no problem complying with those comments.

Mr. Gingrich stated that there are two Day Star Drives. There is one coming off Page Road Extended and the one to the cul-de-sac. Mr. Clark pointed to the previously approved section. Mr. Gingrich stated this will be confusing, especially for emergency personnel. Mr. Clark speculated the portion that has not already been approved could be called something different such as Day Star South.

Mr. Lighty asked for the estimated completion date of Page Road Extended. Mr. Clark noted that part of the effort is the Township's responsibility, and it should be complete by summer of 2006. Ms. Wissler agreed.

Mr. Gingrich made a motion to recommend approval of Final Subdivision Plan #06-03 for Willow Brook, Phases V and VI, subject to the comments that have been provided, both in writing and verbally. Mr. Guise seconded the motion and the motion carried unanimously.

**Preliminary / Final Land Development Plan #06-04**  
**Integrity Bank, Colonial Road**

Ms. Moran stated the Township has received a plan for a proposed one-story Integrity Bank building to be located at 301 Colonial Road. This site is at the southeast corner of the intersection of Colonial Road and Ethel Street. The existing gas station will be removed and a 3,422 square foot Integrity Bank with drive-thru service will be constructed. The property is zoned C-1 and is served by public sewer and public water.

On January 19, 2006, the Lower Paxton Township Zoning Hearing Board granted a variance, Docket #1193, for Integrity Bank for off-street parking within the front yard

and side yard landscape setback and for a circulation drive within the rear yard landscape setback.

Ms. Moran stated the applicant has requested a waiver of the requirement to provide a preliminary plan.

Mr. Jeffrey Staub, Dauphin Engineering Company, 940 East Park Drive, Harrisburg, and Mr. Jim Gibson, Integrity Bank, were present on behalf of the plan. Mr. Staub stated this is the second Integrity Bank proposed in the Township. Mr. Staub stated he did receive comments from Staff, County and HRG, and can address each comment.

Mr. Guise asked what the timeline is for this project. Mr. Gibson stated the construction is scheduled to start in March and the branch should open in early summer of 2006.

Mr. Millard noted his comment #2, and asked if any of the drive-through lanes have been dedicated to ATM services. Mr. Gibson stated the ATM lane is located on the south side of the building, and none of the ones on the north side will be for an ATM.

Mr. Staub stated there is an access agreement in place with the shopping center to allow access to their traffic signal. With that access, the mall will lose three or four parking spaces. Mr. Staub will investigate if that would put the shopping center in violation of the parking ordinances. Ms. Moran stated that the restaurant is no longer located inside Boscov's which required 20 spaces on its own, so the mall parking is fine.

Mr. Lighty noted that the area of the mall parking lot that will be used to get from the bank to the traffic signal is very dangerous. It needs some better painting or islands or something. Mr. Newsome agreed, adding that the travel-way meanders in width. Mr. Lighty asked if Integrity Bank would be willing to do some painting to help the problem. Mr. Gibson stated that area is not owned by the bank, but they can ask the owner of the mall. Ms. Wissler added that the Township has a contact with the mall management and would share that information with Integrity Bank to help resolve this.

Mr. Newsome made a motion to recommend approval of the Preliminary/Final Land Development Plan #06-04 and waiver request for Integrity Bank-301 Colonial Road, subject to the comments. Mr. Gingrich seconded the motion and the motion carried unanimously.

**Final Subdivision Plan #06-05**  
**Old Iron Estates, Phase II**

Ms. Wissler stated this plan was approved by the Planning Commission and the Board of Supervisors. When a plan is approved by the Supervisors, the applicant

receives a letter outlining the conditions to be met, and they have 15 days to respond to those conditions. Mr. Ricker did not respond and his plan was deemed denied. This plan is identical to what was originally approved. Mr. Snyder did get a copy of the plan and will also verify that it is identical to the approved plan.

Mr. Newsome clarified that there were no additional comments generated by the Supervisors. Ms. Wissler noted that the only thing that was not followed through on is that Mr. Ricker did not respond to the conditional approval letter. Mr. Ricker was notified by Certified Mail, that letter was returned because he never picked it up, and then again by Certified Mail and First Class Mail, which were also never acknowledged.

Ms. Wissler stated it is Staff's recommendation that the plan proceed. Mr. Snyder agreed.

Mr. Newsome made a motion to recommend re-approval of Final Subdivision Plan #06-05 of Old Iron Estates, Phase II, predicated on the condition of Staff's assurance that this plan has not been modified since it was last reviewed and approved by the Planning Commission and Board of Supervisors, including the five waivers. Mr. Beverly seconded the motion and the motion carried unanimously.

#### **Public Comment**

There was no public comment at this time.

#### **Commissioner Comment**

Mr. Newsome stated he has a concern regarding pervious pavers. The Township does not allow the use of pavers. Pavers can be used effectively in certain situations and was proposed to be used for employee parking in a plan at the last meeting that was turned down. Mr. Newsome made a motion to recommend to the Board of Supervisors that they investigate permitting certain pervious surfaces for paved area. Mr. Gingrich seconded the motion. Mr. Staub stated that a waiver may not be requested because this requirement is in the parking ordinance, a variance must be obtained. Mr. Newsome stated it is used very effectively in a lot of places. Mr. Snyder noted that the parking ordinance is not in the Subdivision / Land Development part of the ordinances because of the construction standards. Mr. Gingrich agreed that this is a worth-while recommendation in dealing with run-off. Mr. Newsome stated that was a recommendation from the workshops about the Chesapeake Bay. Ms. Wissler will look at the proposed ordinances to see where it fits in. A unanimous vote followed to make this recommendation to the Board of Supervisors.

The joint meeting of the Planning Commission and Board of Supervisors that was scheduled for February 27, 2006 has been canceled and rescheduled for March 14, 2006 at 5:00 pm.

**Adjournment**

Being no further business, the meeting adjourned at 8:00 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary