

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

April 12, 2006

COMMISSIONERS PRESENT

Richard Beverly
Betsy Sibert
Roy Newsome
Frederick Lighty
Ernest Gingrich
William Neff

ALSO PRESENT

Dianne Moran
Lori Wissler
Chip Millard
James Snyder, HRG

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on April 12, 2006 at the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance to the Flag

Mr. Gingerich led the recitation of the Pledge.

Approval of Minutes

There were no minutes available from the March 8, 2006 meeting for approval.

OLD BUSINESS

Preliminary/Final Subdivision Plan #05-06

Robert E. Smith

Ms. Moran stated the Township 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 to 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 private water and private on-lot septic.

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

Ms. Moran stated the applicant requested the following waivers: waiver of the stormwater management plan requirement, waiver of the preliminary plan requirement, waiver of the requirement to provide road widening along Copperstone and Red Top Roads, waiver of the requirement to provide curb and sidewalk, and waiver of the requirement to provide a detailed hydrogeologic study requirements.

Mr. Robert Shaffer, Act One Consultants, was present on behalf of the plan.

Mr. Shaffer stated that DEP did not like the location of the proposed driveway. He said that that is the only change on the plan so far.

Mr. Lighty asked if there are any Staff comments, Dauphin Engineering comments, or DEP comments that they would not be able to comply with. Mr. Shaffer answered no.

Mr. Neff asked if there would be any access problems to lot 1. Mr. Shaffer stated that the access would be off of Copperstone Road.

Mr. Guise made a motion to approve the preliminary/final subdivision plan # 05-06 for Robert E. Smith subject to the review comments and also recommending the granting of all five waivers. The motion was seconded by Ms. Sibert. The motion was carried by a unanimous vote.

Preliminary Subdivision plan #05-40
Wilshire Estates

Ms. Wissler stated that this plan was tabled at the January 25, 2006 meeting and has been revised to show a second access onto Royal Avenue.

Ms. Wissler stated that this plan involves approximately 98.69 ares of land located south of Windsor Road and east of Hampton Court Road. The tract is zoned R-1, Low Density Residential District; R-2, Medium Density Residential District; FP, Flood Plain Conservation District and SS, Steep Slope Conservation District. 100 single-family lots and 35 townhouse lots are proposed and they will be served by public sewer and public water.

Ms. Wissler stated the applicant asked for the following waivers: 1.) 275' minimum centerline curve radius for a minor road, 2.) maximum block length of 1,600 feet and a minimum length of 400 feet measured from the center line of the intersecting streets, 3.) waiver of the requirement that a low flow channel and underdrain shall be provided in detention basins from each point of inflow to the outlet facility, 4.) waiver of the requirement that pipes shall be designed so as to provide a minimum velocity of 2 ½ feet per second when conveying the design discharge, 5.) waiver of the requirement that the vertical curves shall be used at all changes in grade and shall be designed in relation to the extent of the grade changes and to provide the minimum sight distance listed in

1117.06(a) and [1117.07(c)], 6.) waiver of the requirement to provide adequate sight distance and clear triangles at all intersections of streets and for driveways intersecting streets.

Mr. Steve Quigley, H. Edward Black Associates, was present on behalf of the plan.

Mr. Quigley stated that the revised plan shows the second entrance into the development off of Royal Avenue with a cul-de-sac in the R-2 area for the townhouses. He also stated that he has seen all the comments to date and has no problem with the comments.

Mr. Lighty asked where the road to the north goes to. Mr. Quigley answered that it is a proposed extension to Devonshire. Mr. Lighty stated that there would need to be a cul-de-sac to enable people to turn around.

Mr. Newsome asked if the waiver requests for #5, requirement that the vertical curves shall be used at all changes in grade and shall be designed in relation to the extent of the grade changes and to provide the minimum sight distance, and # 6, requirement to provide adequate sight distance and clear triangles at all intersections of streets and for driveways intersecting streets were to be a blanket waiver. Mr. Quigley answered no.

Mr. Quigley explained that waiver #1 for changing the radius and waivers #5 & #6 were designed to Penn Dot standards and not to Lower Paxton standards.

Mr. Staub stated that waiver # 1 does not meet sight requirements.

Mr. Lighty stated that waivers # 1, 5, & 6 will be conditioned upon working out.

Mr. Neff asked about the road to Devonshire Road being widened from 24 feet to 30 feet, the Township standard. Mr. Quigley stated that the traffic engineers who looked at the turning radii for emergency equipment found there to be no benefit to widening the street in those areas. Mr. Quigley said he would have to talk to the owner about widening the road but that it was not something they had considered.

Mr. Lighty asked if there was a sidewalk in front of the existing house on lot 11. Mr. Quigley stated that he did not think there was a sidewalk there currently but that the plans include one. He said that they could eliminate it if staff so desired.

Mr. Neff asked if there would be property markers along the lots backing the common space so the property owners would know where their lot ended and the common space began. Mr. Quigley stated that under the preliminary plans there are no markers but that they could be included per staff requirements.

There were no comments from the county.

Mr. Dan Slatt, 5324 Windsor Road, wanted to thank the board for listening to the public concerns.

Mr. John Giblen, 5360 Windsor Road, also wanted to thank the board for listening to public comments. He also asked if there would be a green space between the existing properties and the new homes. Mr. Quigley said that he did not remember any discussion about it. Mr. Giblen said that there are wetlands in the area and wanted there to be a buffer zone between the existing properties and the new properties. Mr. Quigley said that they will try to leave as much as they can.

Mr. Guise made a motion to recommend conditional approval for Preliminary Subdivision plan #05-40 for Wilshire conditioned on the submission of revised waiver requests for # 1, 5, and 6 as discussed, to the satisfaction of the Township engineers, and conditioned upon submission of a written waiver requests # 7 with respect to the sidewalks in front of lot 11 and further recommend approval of the other 3 waivers and subject to compliance with the review comments and subject to the requirement that the developer receive a review by the public safety committee. Mr. Neff seconded the motion. The motion passed unanimously.

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

There were no revised plans received prior to the meeting. Ms. Wissler recommended tabling the discussion to a later date. Mr. Lighty made a motion to table the discussion. Mr. Newsome seconded the motion. The motion passed unanimously.

NEW BUSINESS

Rezoning for Earl Drive & Colonial Road
Molinari & Greenberg, LLC

Ms. Moran stated that the Township received a proposed amendment to the Township's Zoning Ordinance, to rezone property located near the intersection of Colonial Road and Earl Drive from Research Office (R-O) to Low Density Residential (R-1) with a Residential Cluster (R-C) overlay. The intent is to develop a 33 lot residential development consisting of 16 one-story garden homes and 17 one-story duplexes. All of the homes will be marketed to the senior community. The 33 dwelling units proposed are based on a yield plan submitted to the Lower Paxton Zoning Department. The open space area of the plan includes 8.5945 acres and is over 40% of the property.

Ms. Moran stated that the staff wanted to make the board aware that where the replaced zone is either a R-1 or P-1 District, fifty percent (50%) of the total number of units shall be of a single-family detached type. With the plan showing 16 single-family

detached homes and 17 duplexes, single-family detached homes would equal 48% and duplexes would equal 52%.

Ms. Barbara Greenberg, Molinari & Greenberg, LLC, and Mr. Jeff Staub, Dauphin Engineering, were present on behalf of the plan.

Mr. Staub stated that the area to be rezoned includes property located on the southeast corner of Earl Drive and Colonial Road and contains about 19 acres. It is currently zoned Research Office.

Mr. Staub stated that they interpreted the ordinance to mean that single-family detached homes were to make up 50% or less of the plan. They will change the plan to reflect 17 single-family homes and 16 duplexes.

Mr. Neff stated that he supports the zoning request. He stated that one of his concerns is with the properties on Colonial Road. The traffic is already a problem.

The county commented that the request is consistent with the Township's Future Land Use Map. The request is consistent with the county's comprehensive plan. Most of the area is surrounded by R-1 and is consistent with surrounding land uses. Residential Cluster districts have some criteria that need to be met and the proposed plan seems to meet those criteria. The township will be adopting a new zoning ordinance in the near future and wants to make sure that what is proposed is consistent with the plan. The county recommends the plan be approved.

William Horning wanted to express his concerns with traffic problems. He said there are also wet lands and surface water that would cause a concern.

Darren Connsmen, 1016 Topview Drive, stated that traffic is a main concern of his and he doesn't like the fact that the request would change the zoning to high density housing. He would prefer to see it as R-1.

Mr. Guise stated that the request meets the township's goal of increasing open space and using different housing types. He suggested off site improvements to include a traffic light at Earl Drive or a contribution to having one installed.

Mr. Newsome stated that he approves of the rezoning request but does not care for the proposed development plan. He also supports Mr. Guise's comments about off site improvements.

Mr. Neff also stated that he approves of the rezoning request but not with the development plan.

Ms. Wissler stated that this is a request for rezoning only. This is not the development plan and that the approval would only be for rezoning.

Mr. Lighty reminded everyone that they will have to submit a subdivision plan for approval before doing anything. This is strictly a request for rezoning. The plan is only an idea of what they can do with the property.

Mr. Guise made a motion to approve the application to amend the zoning ordinance for Molinari & Greenberg from R-O, Research-Office to R-1, Low Density Residential with a Residential Cluster overlay provided that the applicant adjust its plan to show at least 50% of the units as single-family units. Mr. Newsome seconded the motion. The motion passed unanimously.

Preliminary/Final subdivision & Land Development Plan # 06-10
Colonial Village

Ms. Wissler stated that the purpose of the plan is to resubdivide existing Lot # 1 into two lots, Lots #1 and #2. The new Lot #2 will be improved with 35 buildings for a total of 163 independent living residences. Lot #1 is to be developed in the future. The property, consisting of 30.4075 acres, is zoned R-R, Residential Retirement District and is located south of Interstate 81 and west of Colonial Road. The site will be served by public water and public sewer.

Mr. Eric Kessler, and Mr. Paul Navarro, Navarro & Wright Consulting Engineers, Inc., were present on behalf of the plan.

Mr. Kessler stated that this property is laid out very similar to Meadowview Village on Union Deposit Road. He also stated that he has had great success with that development. He also stated that the church is in favor of the plan and they even asked that there be a road from the development into the church parking lot for emergency purposes due to a previous incident.

Mr. Lighty asked if they had received staff and county comments. Mr. Kessler stated that they had and that they did not see any problems with those comments.

Mr. Lighty asked about a traffic light as part of the plan. Mr. Navarro stated that Penn Dot had received a request for the development and that since the development will not generate the minimum threshold of daily trips for a traffic light there will not be one put in.

Mr. Guise asked if all 50 requests by Herbert, Rowland, and Grubic could be met with no problem. Mr. Navarro felt they were mostly housekeeping comments. Mr. Lighty stated that waivers were due before the meeting. He said that they need to design the plan to Township specifications or submit waivers and get approval.

Mr. Guise stated that he thought the comments were more than just housekeeping. He stated a concern with a lack of pedestrian pathways.

Mr. Newsome stated that there were still a number of comments and questions to be addressed and that he felt it was a little early to be bringing the plan in front of the Commission. He made a motion to table the plan.

Mr. Newsome asked if they could move one of the two roads with cul-de-sacs toward Colonial Road to open a little more space between the two rows of houses. Mr. Kessler said he would look into it.

Mr. Neff stated he had two comments. One was that the road width of 24 feet was too narrow. He would like to see it at 28 feet or 30 feet. Mr. Kessler stated that the narrow road width was to keep traffic slow through the development. He also stated that the residents must park their cars in their garages. Guests must park in the driveways or the overflow parking. There is to be no parking on the street.

Mr. Kessler also stated that the seniors prefer to walk on the streets instead of on pathways. Their reasoning is because they are alone on the pathways and feel less safe.

Mr. Kessler stated that the reason for the rolled curbing is so that emergency vehicles are able to roll over the curbing with their back tires while making the sharper turns in the development. The sharper turns also help to slow drivers down in the development.

Mr. Millard stated he would like to see the plan all on one sheet. Mr. Kessler stated that they will do that it just won't be to scale. Mr. Millard asked if there will be any consideration in lining up the entrance to Central Avenue. Mr. Kessler said that by lining it up it would cause severe grading problems and sight distance problems.

Mr. Millard asked how close the plan was to meeting requirements for a traffic light. Mr. Kessler stated that they were very far from meeting the requirements.

Mr. Millard stated that since there are no sidewalks he would like to see a wider road. Ms. Wissler stated that in Meadowview Village there was a 4 foot striping put in for the residents who wanted to walk along the road. Mr. Kessler stated that that would be included in this plan as well.

Mr. Snyder asked Mr. Kessler to take another look at the grade across from Central Avenue. He noticed that the grade looks pretty flat. Mr. Kessler stated that he will take another look at it.

Mr. Newsome made a motion to table Preliminary/Final Subdivision and Land Development Plan #06-10 for Colonial Village. Mr. Gingrich seconded the motion and it passed unanimously.

Preliminary/Final Land Development Plan #06-11
Greystone Bank

Ms. Moran stated that Greystone Bank proposes to construct a 2,400 square foot bank with three drive-through lanes on the vacant Lot #1 of “Kings Point” (formerly Chateau Woods). The property is located on the southwest corner of Linglestown Road and Versailles Drive intersection. The property is zoned B-C, Business Campus and contains .777 acres. The property will be served by public sewer and public water.

Ms. Moran stated that the applicant asked for the following waivers: 1.) requirement to provide a preliminary plan submission, 2.) requirement to provide U.S. Coast and Geodetic Survey Datum, 3.) requirement to provide sidewalk along Linglestown Road, 4.) requirement to provide storm inlet tops with 10 inch curb reveal.

Mr. Aaron Navarro, J. Michael Brill & Associates, was present on behalf of the plan.

Mr. Navarro stated that he has received Township, County, and Public Works comments. He stated that they do not have any issues with the comments.

Mr. Lighty asked why they were asking for the waiver for the requirement to provide storm inlet tops with 10-inch curb reveals and what the Township Engineer’s position on that is. Mr. Navarro stated that he did not have a problem with it but that he felt it pertained more to public and private streets and not to parking lots.

Mr. Newsome made a motion to approve Preliminary/Final Land Development Plan #06-11 for Greystone Bank subject to any outstanding issues with staff and engineer comments and also approve granting the waivers. Ms. Seibert seconded the motion and it passed unanimously.

Sketch Plan
Goose Valley Homes

Mr. Steve Quigley, H. Edward Black, was present on behalf of the plan.

Mr. Quigley stated that he represents an owner of a small subdivision on Goose Valley Road. The owner wishes to take a 2.5 acre parcel and turn it into three parcels. The three parcels will meet the requirements for frontage. Along Goose Valley Road they will be requesting a waiver for curb and sidewalk. They will also be looking to widen that area of Goose Valley Road to a 14-foot cartway and will also relocate some catch basins. The parcels will be served by public sewer and on-site water.

The west and central driveway will remain the same. The easterly driveway will be located across from the driveway on the other side of Goose Valley Road.

Mr. Lighty asked how the sight distance was for those properties. Mr. Quigley stated that they meet safe distances for the one on the east but are a little short on the existing driveways that are being reused.

Mr. Newsome asked about the pond. Mr. Quigley stated that the existing pond will be part of the storm water management system.

Mr. Lighty asked if there were any other options for the driveways. Mr. Quigley stated that they will look at sharing driveways.

Sketch Plan
George & Leah Lois

Mr. Lois was not available to discuss the plan.

Mr. Guise stated that the applicant needed to be present in order to discuss the plan.

Selection of a Representative from the Planning Commission to serve on the
Greenway Plan Committee

Mr. Lighty nominated Betsy Sibert to serve on the Greenway Plan Committee. Mr. Newsome seconded the motion. It passed unanimously.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The next regular Planning Commission meeting is scheduled for May 9, 2006, at 7:00pm at the Lower Paxton Township Municipal Center, Room 171.

There being no further business, the meeting adjourned at 9:27 pm.

Respectfully Submitted,

Natalie Hoffman
Recording Secretary