

Lower Paxton Township
PLANNING COMMISSION

November 5, 2014

COMMISSIONERS PRESENT

Fredrick Lighty
Dennis Guise
Douglas Grove
Roy Newsome
Stephen Libhart
Lori Staub

ALSO PRESENT

Amanda Zerbe, Planning & Zoning
Jason Hinz, HRG. Inc.
Tim Smith, DCPC

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Libhart led the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Libhart made a motion to approve the meeting minutes from August 5, 2014. Mr. Grove seconded the motion and the motion passed unanimously.

NEW BUSINESS

Preliminary/Final Subdivision Plan for Parkway Farms, Inc. #2014-06

Mrs. Zerbe stated that the Township has received a plan to subdivide parcel 35-004-010 into five lots. The property is located on Parkway West and consists of 114.05 acres. The property is zoned AR Agricultural Residential District and will be served by private well and private sewage system.

The Preliminary/Final Subdivision Plan for Parkway Farms, Inc. proposes to subdivide an existing 113.918 acre tract owned by Parkway Farms into five smaller parcels. The subject property is located along Parkway West in the Agricultural Residential (AR) Zoning District and is partially located within a FEMA approximate flood zone. Parkway Farms will maintain ownership of Proposed Lot #1 which is comprised of 79.389 acres. Proposed Lot#2 which is comprised of 30.592 acres will be conveyed to and combined with the McNaughton Company's parcel to the west which is part of the Autumn Oaks development, and Proposed Lots #3, #4, and #5 will be conveyed and combined with three existing lots along the frontage

of Parkway West which are presently developed with single family homes owned by three different entities.

The applicant has requested the following waivers:

1. Waiver of the requirement to provide a preliminary plan, [180-404.E.4]
2. Waiver of the requirement to provide sidewalks along the property frontages [180-508]
3. Waiver of the requirement to provide curbing and road widening along the property frontages{180-509}
4. Waiver of the requirement to provide a hydrogeological study{180-701}

Mr. Lighty questioned waiver #4, how will the staff know when the water supply will occur. Mrs. Zerbe answered that it would be with a future development Plan.

Mrs. Staub questioned that this is the plan that has the land hook that goes across Parkway West, have you checked with Mr. Stine to see if this is okay? She stated with a new subdivision each lot has to stand alone. Mrs. Zerbe responded that they have not. Mrs. Staub had some waiver concerns also, that they are not doing the curbing, sidewalks and hydro study at this time. The main concern is that you could cover with a note on the plan that if any development occurs in the future in any of those lots that that needs to be taken care of.

Mrs. Staub stated, regarding the wetlands being delineated on a separate page, will that be recorded or should it be incorporated with the Subdivision Plan. If someone does research, will they see that? Mr. Hinz answered that they were okay with that. He did not think there was an actual study done but an on-line mapping, that reached the requirements. Mr. Newsome stated that this situation is sensitive and would like to see the wetlands on a separate sheet. Mr. McNaughton stated that they had a full wetland delineation completed and recorded. They can put it on a separate sheet with the entire plan as an add on. Mrs. Staub stated that a certification should be added on the title page.

Mr. Joel McNaughton from The McNaughton Company was present to represent the plan. Mr. McNaughton stated that he had nothing to add, only one new lot was being created on a thirty acre lot. With regards to the land hook questions, it attaches with a hook and has adequate frontage and both can stand on their own. The desire of the current and future land owner is to maintain it as one piece.

Mr. McNaughton would like to talk about HRG's memo, dated on October 1, the Zoning Comment #2, (Street trees shall be provided or demonstrate that the trees presently exist along the roadway frontage negate the need for street trees). There are existing mature trees running in the frontage to the thirty acre piece that we are buying will be in the additional subdivision with the other lots three, four, and five have existing single family residences and are simply as on plans. We are asking that the existing vegetation comply with the street tree requirements for this plan. However, if later we would come into a subdivision we would comply with the street and tree coverage at that time. Mr. Lighty asked if Mr. McNaughton was asking for a waiver of the street trees? Mr. McNaughton answered not a waiver just an acknowledgement for the existing vegetation for this plan. Mr. Hinz answered that as long as they listed that there were existing mature trees there now there would be no need for additional street trees.

HRG Comments-

Mr. Hinz stated that the zoning set back from the stream located near the frontage of Proposed Lot # 3 should be shown on the plan. A signature block and certificate shall be added for the McNaughton Company who owns the bordering property that the Proposed Lot # two is shown to be hooked to.

Mr. Guise made a motion to recommend approval of the Preliminary/Final Land Subdivision Plan for Parkway Farms, Inc. #2014-06, to include the review from Mr. Stine, waivers 2, 3, 4 to be noted on the plan and the wetland certificate on a cover sheet. Mr. Newsome seconded the motion and a unanimous vote was made.

Preliminary/Final Subdivision Plan for Harrisburg Christian School # 2014-21

Mrs. Zerbe stated that the Township has received the Preliminary/Final Subdivision Plan for the Harrisburg Christian School which proposes to subdivide the 66.85-acre portion of the Parkway Farms Property, which is located along the eastern side of Parkway West, into four smaller parcel. The existing Parkway Farms lot will contain 79.39 acres (upon approval of the Parkway Farms Subdivision Plan), comprised of the 66.85 acre portion on the eastern side of Parkway West and a 12.54 acre portion on the western side of Parkway West. The 12.54-acre portion will not be altered with this plan. Of the four parcels created by the subdivision of the 66.85 acre portion, Lot 1C, which is 22.07 ACRES, will be conveyed to and consolidated with the Harrisburg Christian School property to the east. Proposed Lots 1 and 1A, which will be 11.37 and 36.48 acres respectively, will be residual lots and have ownership maintained by Parkway Farms. Proposed Lot 1B, which contains, 2.75 acres will be a standalone lot owned by Parkway Farms for residential development, which is not included in this plan. The site is located partially in the Agricultural Residential (AR) and the Institutional (IN) Zoning Districts. Portions of the site are traversed by Beaver Creek and are located within an approximate FEMA Flood Zone. The Property is served by private water and private sewage. A Sewage Planning Module has been submitted to DEP and is currently under review.

The applicant requested the following waivers:

1. The applicant is requesting a waiver of the requirement to provide a Preliminary Plan. [180-403]
2. The applicant is requesting a waiver from the requirement to provide sidewalks along the frontage of Parkway West. [180-508]
3. The applicant is requesting a waiver from the requirement to provide curbing and street widening along the frontage of Parkway West [180-509]

Mr. Brian Evans from Evans Engineering was present representing the plan. Mr. Evans would like clarification of Lot 1C being 16.25 acres, shown on the plan. As Mr. McNaughton would like to take preservation on street trees that occur on Parkway West. Comment number three addresses the need for access easements for the Plye and Gwinn properties along the 50' row associated with the Harrisburg Christian School [180-504.E]. The Township Solicitor should confirm whether easements are required.

The fees for the land dedication would be for two lots, one lot is residential with the McNaughton Plan and we are creating two new lots 1A and 1B.

Audience Comments-

Mr. James Packer from Pine Grove Township. Mr. Packer stated that he had two sons who live on the farm, they have one acre each. His concern is what is being sold to the school by Parkway Farms. His major concern was environmental. He would like preservation of the farm and is objecting to the plan. Mr. Lighty asked if Mr. Packer feels that the Township Environmental Ordinances are not sufficient. Mr. Packer said that the ordinance has been gutted and is not the same ordinance. Mr. Lighty explained that any further development plan would have to come back for discussion later.

Mr. Evans stated that on the plans the steep slope has been identified and the wetlands have been delineated.

Mrs. Staub made a motion to approve the plan, Preliminary/Final Subdivision Plan for Harrisburg Christian School #2014-21, with the subject to comments discussed and recommending approval of the three waivers with a note on the plan regarding waivers #2 and #3. Mr. Libhart seconded the motion and a unanimous vote was made.

Heros Grove Amphitheater, Ph. 1 #2014-16

Mrs. Zerbe stated that the Township has received a request for review of Heroes Grove Amphitheater, Phase I for compliance with the Township's Comprehensive Plan. This review is a requirement for the design submission to PA DCNR per grant requirements. DCNR requires a letter of support from the Lower Paxton Township Planning Commission.

Representative Marsico and a committee of citizens are developing Heroes Grove in Lower Paxton Township to honor veterans, emergency responders, and law enforcement personnel who have demonstrated their dedication to our communities, the Commonwealth, and the country. Heroes Grove will feature an amphitheater in which ceremonies, educational seminars, festivals and concerts will be held.

Heroes Grove Amphitheater is an open air facility proposed to be located in the Township's Brightbill Park. In regard to this facility, I offer the following:

- The Township's Parks and Recreation Department will assist in the programming of events at Heroes Grove.
- The Township's Public Works Department will provide for the day-to-day maintenance of Heroes Grove.
- The Heroes Grove Committee will be fundraising for future phases of Heroes Grove, as well as for the facility's perpetual maintenance.

- The Township's Authority will provide in-kind services to the project through the provision of clean-fill from the ongoing sanitary sewer mini-basin projects.
- Parking for the facility will be provided through an agreement with the owners of Colonial Commons.

- Phase I construction will feature a stage, paved seating areas, walkways, handicapped parking, electric services, lighting, stormwater conveyance and landscaping.
- This plan has already been reviewed only for stormwater management and construction.
- There are no structures proposed with this plan.
- Funding for Heroes Grove includes grants from the Dauphin County Local Share Program, the PA Department of Community and Economic Development, and the PA Department of Community and Natural Resources. In addition, the citizens committee has conducted fundraising events for the project with revenues being managed by the Foundation for Enhancing Communities.

Ms. Christine Hunter from H. Edward Black and Associates Ltd. as present representing this Phase. She stated that it has been a ten year plan. Phase I construction will feature a stage, seating, and converting the skate court to parking. They have an agreement with Colonial Commons regarding the parking.

DCNR requires a letter of support from the Lower Paxton Township Planning Commission and that is what Ms. Hunter is here to acquire.

Mr. Newsome questioned that status of Commons Drive, where does the road stop and become Private Property? Mr. Hunter explained that Commons Drive is a Township Road up to the shopping center. Mr. Newsome brought up the question of a sidewalk to the shopping center from the amphitheater. He shows his concern with no sidewalk. Ms. Hunter stated that Colonial Commons does not want a sidewalk.

Mr. Libhart makes a motion for the Letter of Recommendation for Heroes Grove Amphitheater, Ph.1 #2014-16. Mr. Grove seconded the motion and a unanimous vote was made.

Commissioners Comments-

Mr. Newsome went to a meeting with the Harrisburg Transportation Study group regarding the Bicycle and Pedestrian study. There is a lot of policy issues and research with this particular area. They do not have maps yet.

The next Lower Paxton Township Planning Commission Meeting will be December 3, 2014.

ADJOURNMENT

Mr. Grove made a motion to adjourn the meeting and Mr. Libhart seconded the motion. The meeting adjourned at 7:45pm.

Respectfully submitted,

 Michele Kwasnoski

Recording Secretary