

Lower Paxton Township  
**PLANNING COMMISSION**

MEETING MINUTES

November 6, 2013

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Ernest Gingrich  
Roy Newsome  
Dennis Guise  
Douglas Grove  
Robin Lindsey  
Richard Beverly

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Stephen Fleming, Township Engineer, HRG. Inc.  
Tim Smith, DCPC

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm 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. Gingrich led the recitation of the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Mr. Grove made a motion to approve the meetings minutes from October 2, 2013. Mr. Newsome seconded the motion, and a unanimous vote followed.

**NEW BUSINESS**

**ACT 537 Plan Update-Jeff Wendle**

William Weaver, Director, Lower Paxton Township Authority and Jeff Wendle, Authority Engineer from GHD, Inc., explained that the Authority is required to do Act 537 Plan Update, as a requirement of the finalization of the August 2013 Second Consent Decree with the Department of Environmental Protection (DEP) to amend a portion of the Second Consent Decree due to the changes that were required and approved by Commonwealth Court.

Mr. Weaver explained that the Court finally approved the plan on September 18, 2013, and part of the Second Consent Decree requires that GHD and the Township submit a new plan to the Department 90 days after Court approval.

Mr. Wendle presented the elements of the plan and explained that in 2002, there was a plan to build a Wet Water Treatment Plan in the Beaver Creek Basin, to accompany the wet water flows that would essentially have gone to The Swatara Township Plant. He noted that the plant location was to be in South Hanover Township; however, public pressure prohibited the project from going forward. After some litigation, it was determined that it was not possible to build a wet weather treatment plant. He explained that it did not leave many alternatives as there is no place to put the treatment plant in Lower Paxton Township. He noted that in the long term it is better to replace the structure that is allowing a lot of infiltration into the system.

Mr. Wendle noted that as part of the Second Consent Decree, Lower Paxton proposed to the DEP a 20 year program which basically results in replacing the asbestos cement pipe in the Beaver Creek Basin. This is similar to what was done in Paxton Center. At approximately the 15 year point, we would make a determination of whether or not we need to store wet weather flows or not, or if we thought we met the requirements of the Swatara Township Treatment Plant, by simply replacing sewers. One thing that has helped in the atrium since 2002 is that Swatara Township Authority Treatment Plant has been upgraded.

Mr. Wendle noted that this Plan is only to amend the Beaver Creek portion because of the removal of the Treatment Plant, it is not a full blown revision of the Act 537, just to take out the Wet Weather Treatment and replace that with the Sewer replacements. Down the road the Sewer replacement program is the better option for the Township. First of all, as we proceeded along Paxton and Spring Creek, we found that the program was working very well. One of the benefits to the Township is that when the Project is done, they get a brand new road.

A discussion was held on the availability of EDU's for the current situation and further development.

Bill Weaver states that they would like to have some action by the board to allow the Chairman to execute a letter approving the plan. The plan has to be advertised by November 18 to make the December 18 deadline. You are approving the Chairman to provide comments, they need to add comments before the Supervisors takes action.

County Comments- There were no County comments.

Mr. Guise states to move to the approval of ACT 537 Update and to inform the powers to be no objections to the plan and sign. Mr. Newsome seconds the move. All vote said I.

#### **Montrail Rezone-Ordinance #13-09**

Mr. Lighty stated that the request has been withdrawn.

#### **Special Exception for Bishop McDevitt Parking # 13-01-**

Mr. Lighty stated that Bishop McDevitt has requested that the Special Exception for Parking be tabled. Mr. Grove motioned to table the Special Exception for Bishop McDevitt Parking # 13-01. Mrs. Lindsey second the motion.

Mr. Newsome stated that we all understand what happened at the first football game with regard to the parking. Did the Planning Commission miss something when we adopted that plan?

Mr. Lighty stated that there are 3 areas planned for parking not constructed. The Planning Commission, in 2009, did not miss it. Mrs. Lindsey asked if, for the playoff games, there would be parking in the athletic fields? Ms. Moran stated the police are dealing with that issue.

The motion was passed unanimously.

**Preliminary/Final Subdivision Plan for James and Mary Jane Spangler and Bethany Church of the Nazarene #13-15**

Mr. Lighty states that they requested to be tabled. Mr. Newsome motioned to table the Preliminary/Final Subdivision Plan for James and Mary Jane Spangler and Bethany Church of the Nazarene #13-15. Mr. Guise seconded the motion and the motion passed unanimously.

**Special Exception Request #13-02 and Preliminary/Final Land Development Plan for New Hope Brethren in Christ Church**

Ms. Moran stated that New Hope in Christ Church has submitted an application for a Special Exception that proposes a building expansion of 6,264 square feet. The addition will provide space for six classrooms, a multi-purpose meeting room and an office. Correspondence from the applicant detailing the special exception request has been attached. The applicant has submitted correspondence addressing Article 116 and Section 402.A38, Additional Requirements for Places of Worship.

**Preliminary/Final Land Development Plan for New Hope Brethren in Christ Church 584 Colonial Club Drive #13-16**

Ms. Moran stated that the Township has received a plan for a building addition to the existing facility at 584 Colonial Club Drive. The addition will consist of a 6,264 square foot building addition to the rear of the existing church, a patio with roof, and two sidewalks. The addition will house six classrooms, a small multi-purpose meeting room, and an office. The property is located north of Interstate 81 and west of Lockwillow Avenue. The property is zoned R-1, Low Density Residential District and is served by public sewer and public water. The applicant has submitted a special exception application for the church use in the R-1, Low Density Residential District. This application will be heard before the Zoning Hearing Board on November 7, 2013.

The applicant has requested the following waivers :

1. Waiver of the requirement to provide a preliminary plan submission [180.303a]
2. Waiver of the requirement to provide sidewalks [180.508]
3. Waiver of the requirement to provide curbing [180-303]
4. Waiver of the requirement to provide a stormwater management plan [Chapter 170]

Mr. Brent Sapen from Skelly & Loy is here to represent.

Mr. Brent Sapen stated that they received the comments and they can be addressed.

Mrs. Lindsey asks if the modular on the side was still staying? Mr. Sapen stated at this time, yes because it costs money to remove it. The Youth will be moved to the Church and it will be used for storage. Mrs. Lindsey asked if

the facility will not be rented out to the public to have more traffic come in and out. Mr. Sapen answered, not anymore than there is now, they do rent out some evenings to volleyball, small meetings, weddings, occasionally. Mr. Fleming stated that they supported all the waivers.

Mr. Newsome would like to move the approval of The Preliminary/Final Land Development Plan #13-16 for New Hope Brethren in Christ Church, including the four waivers and approval of the Special Exception Request #13-02 by the Zoning Hearing Board. Mr. Grove seconded the motion and the motion was passed unanimously.

**Commissioner comment-**

Mr. Newsome stated that he and Mrs. Lindsey visited The Green Way Community walking trail from Osteopathic Hospital to Locust Lane to Mateer Field. They met with the current owner of Mateer Field. Mateer Field is currently not being used.

**Next meeting December 4, 2013**

Mr. Lighty explained that the January meeting will be held on January 8, 2014, after the Board of Supervisors reorganization meeting.

**Adjournment**

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

Respectfully submitted,



Michele Kwasnoski

Recording Secretary