

Lower Paxton Township

Planning Commission

Meeting Minutes

September 02, 2015

Commissioners Present

Fredrick Lighty
Dennis Guise
Roy Newsome
Doug Grove
Lori Staub
Lisa Schaefer

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Andrew Kenworthy, HRG Inc.
Andrew Bomberger, DCPC
Dianne Moran

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

Mrs. Staub led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Newsome made a motion to approve the May 6, 2015 and the July 1, 2015 Planning Commission meeting minutes. Mr. Grove seconded the motion and a unanimous vote followed.

New Business

Preliminary/Final Subdivision Plan for Tina R. & Asher D. Benner Plan #15-13

Mr. Gehret stated that the Township has received the Preliminary/Final Subdivision Plan for Tina R. and Asher D. Benner which proposes to subdivide an existing 2.736- acre lot (Lot #1) located at 1220 Fairmont Drive. The plan will subdivide a 4,221 S.F. area, referred to as Lot #1A on the plan, from Lot #1 and then combine Lot #1A with Lot #2 which is adjacent property to the southwest at 1230 Fairmont Drive. After the subdivision, Lot #1 will contain 2.639 acres and Lot #2 will contain 0.514 acres. The plan is for subdivision purposes only and does not propose any improvements. Both Lot#1 and Lot#2 are presently and will continue to be served by private wells and public sanitary sewer. The site is located within the Residential Low Density (R-1) Zoning District.

The applicant requested the following waivers-

1. The applicant had requested a waiver for the requirement to provide a preliminary plan, (SLDO: 180-403). We do not believe this waiver is necessary as the applicant can make the determination to submit the plan as a Preliminary/Final plan in accordance with SLDO 180-301. The plan is labeled as Preliminary/Final Plan.
2. The applicant has requested a waiver for the requirement to install sidewalks along Fairmont Drive. (SLDO: 180-508). We support this waiver.
3. The applicant has requested a waiver for the requirement to install curbing and road widening along Fairmont Drive. (SLDO: 180-509). We support this waiver.

Mr. Michael Bowser with Biscon Land Surveying Co., Inc. was here representing the plan. He stated that the 4,000 square foot track with a gold fish pond, the original Lot 1 will transfer to Lot 2. Mrs. Staub questioned if a variance was needed, since the lot is non-conforming. Mr. Gehret replied that the new lot will be better than it is now.

Mrs. Staub stated with the regard to fee- in-lieu it is only needed if a new lot is created. If the plan is ending with the same amount of lots, than no fee- in- lieu was required .Mr. Gehret replied that he would look into it.

Mr. Bowser questioned the street trees and if they are needed to be added. Mr. Lighty stated that a waiver request for the street trees in writing is required and ask that it be added to the list of waivers.

Mr. Newsome made a motion to recommend the approval of the Preliminary/Final Subdivision Plan for Tina R. & Asher D. Benner with the granting of waiver of the Preliminary Plan, sidewalks along Fairmont Drive, curbing and road widening along Fairmont Drive and a waiver of street trees and subject to any other comments. Mr. Grove seconded the motion, with a unanimous vote that followed.

Final Land Development Plan for Colonial & Linglestown Road

Mr. Grove made a motion to table the Final Land Development Plan for Colonial & Linglestown Road, Mr. Guise seconded the motion and a unanimous vote followed.

Preliminary/Final Land Development Plan for Dale A. Auer

Mr. Grove made a motion to table the Preliminary/Final Land Development Plan for Dale A. Auer, Mr. Guise seconded the motion and a unanimous vote followed.

Preliminary/Final Subdivision and Land Development Plan for Magisterial District Court Justice

Mr. Lighty asked to be recused from the Preliminary/Final Subdivision and Land Development Plan for Magisterial District Court Justice due to his affiliation with the County. Mr. Guise than answered the chair.

Mr. Kenworthy from HRG Inc. was here representing the plan for Dauphin County. Mr. Kenworthy stated that Lower Paxton Township is doing improvements to the Lower Paxton Public Works facility and the front of the land and the right side of the land. They are expanding the existing Public Works facility and turning the two baseball fields into one, and are looking to add a Magisterial District Justice building. The basic plan shows the Magisterial District Justice building to have access off of Porsche Drive. Mr. Guise questioned who is representing the plan. Mr. George Connor of the Dauphin County Environmental Planning Development was present to represent the plan.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision and Land Development Plan for Magisterial District Court Justice as proposed. Mr. Newsome seconded the motion and a unanimous vote followed.

Commissioner Comments-

LERTA-

Mr. Lighty would like to discuss what the LERTA may look like. Mr. Grove questioned with peak curiosity the definitions of deteriorating property, vacated/condemned/demolished property. This does not seem fit with the overall idea to have improvements done. Mr. Lighty discussed the area from Susquehanna/ Penbrook on Route 22 west to I 83 to be revamped. Mr. Lighty suggested that the commission obtain a large map of the area from I83 to the Township line and review it parcel to parcel. After further discussion, it was the general consensus of the Board to pursue LERTA.

COMPREHENSION PLAN-

Mr. Lighty stated that Mr. Wolfe asked that the Planning Commission to take the lead to update the Comprehension Plan. Mr. Newsome stated that a workshop should take place to develop an outline and that there should be a special meeting. Mrs. Staub, Mr. Newsome and Ms. Schaefer will get together and outline a plan for the October Planning Commission Meeting.

Mr. Guise, after 30 years of being a Commissioner on The Lower Paxton Township Planning Commission has resigned. We wish him well.

The next meeting October 7, 2015

The next Lower Paxton Township Planning Commission Meeting will be October 7, 2015 at 7:00pm.

Adjournment

Mr. Grove made a motion to adjourn the meeting. Mr. Newsome seconded the motion and the motion was passed unanimously. Meeting adjourned at 7:45pm.

Sincerely Submitted,
Michele Kwasnoski, Recording Secretary

