

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

Meeting Minutes
October 7, 2015

Commissioner Present

Fredrick Lighty
Roy Newsome
Doug Grove
Lori Staub
Steve Libhart
Lisa Schaefer
Dianne Moran

Also Present

Nick Gehret-Lower Paxton Township Codes Officer
Jason Hinz, HRG, Inc.
Andrew Bomberger, 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

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

Approval of Minutes

Mr. Lighty asked if there were any comments on the September 02, 2015 Planning Commission Minutes. Ms. Schaefer commented on the spelling of her last name. Mr. Libhart said he was absent. Corrections made. Mr. Grove made a motion to approve the September 02, 2015 Planning Commission meeting minutes with the corrections noted. Mr. Newsome seconded the motion and a unanimous vote followed.

New Business

Preliminary/Final Subdivision Plan for Dale A. Auer Plan #15-15

Mr. Gehret stated that the Township has received the Preliminary/Final Subdivision Plan for Dale A. Auer which proposes to construct two building additions of 196 S.F. and 840 S.F. to an existing 1-story building on the 0.38-acre lot located at 4104 Walnut Street. The property has double frontage on Walnut Street and Ash Street. The existing parking area and driveways will be reconfigured and stormwater management improvements are proposed. The site is located within the Commercial General (CG) Zoning District and is served by public sewer and water supply.

Variations: The Variations were granted on June 25, 2015 by the Zoning Hearing Board.

1. A portion of the building addition being located within the building setback area (ZO: 307.A)

2. A minimum 30 ft. buffer yard with plant screening shall be required along the rear and side lot lines of any lot used principally for principal non-residential purpose that is contiguous to a lot occupied by an existing principal dwelling.(ZO:803.D.1.)
3. Any new or expanded paved area serving a principal non –residential use shall be separated from a public street by a planting strip. The planting strip shall have a minimum width of 30 ft. and be maintained in grass or other attractive groundcover. At least 20 ft. of the planting strip shall be outside of the existing street right-of-way. (ZO: 603.H2.)
4. The maximum width of an access way/driveway at the entrance to a public street shall not exceed 30 ft. (ZO: 603.D.1)

The applicant requested the following waivers:

1. The applicant has requested a waiver for the requirement to provide street widening along the frontages of Walnut Street and Ash Street. Please update the Section reference on the coversheet. We support this waiver.(SLDO:180-503.A.9)
2. The applicant has requested a waiver for the requirement to install sidewalks along the frontages of Walnut Street and Ash Street. (SLDO: 180-508). We support this waiver.
3. The applicant has requested a waiver for the requirement to install curbing and road widening along Walnut Street and Ash Street. (SLDO: 180-509). We support this waiver.

Mrs. Staub asked to be recused from the Preliminary/Final Subdivision Plan for Dale A. Auer Plan #15-15 due to her relationship with the Applicant's Engineer.

Jeff Staub, with Dauphin Engineering, was here representing the plan. He stated that there will be a 14 x 14 addition on the east side of the main building and 800 square foot on the southside of the building. There will be eventual improvements to the I83 ramp adjacent, with drainage and widening of the property. A revised plan was requested showing these improvements.

Mr. Libhart questioned the property line on the plan, and would like a summary of the improvements of the parcel. Mr. Staub answered that the line on the plan is the property line of the ramp easement. PennDOT is grading the lot and widening the ramp, it is in the I83 widening project.

HRG Comments:

- Mr. Hinz stated 1. Add a note to plan stating that the lot is a pre-existing, non-conforming use.
2. Show existing site lighting

County Comments:

Mr. Bomberger questioned the parking requirements to square footage? Mr. Staub answered that it was very simple. There would be one (1) employee on the property at a time. The 14 x 14 placed at the east side was a viewing area for cremation, not often happening, it is the observed part of the ceremony. In the funeral home the immediate family would be escorted to a van driven around the block up the driveway to the viewing area. One employee and one van, two parking spaces minimum at the northend. The southend driveway would be to park hearses and limousines.

Mr. Newsome made a motion to recommend the approval of the Preliminary/Final Subdivision Plan for Dale A. Auer Plan #15-15 with the granting of the waivers that have been added and subject to the comments. Mr. Libhart seconded the motion and a unanimous vote followed.

Application for Amendment to the Zoning Map for Autumn Oaks Extended

Mr. Joel McNaughton, with The McNaughton Company, was here representing the amendment. Mr. McNaughton stated that the Planning Commission received the Application for Amendment to the Zoning Map for Autumn Oaks Extended. The subject property is located to the East of the existing McNaughton Company new home community of Autumn Oaks and West of Parkway West (T-402). We are requesting that the zoning be changed from its current (AR) Agricultural Residential District classification to that of (R-1) Low Density Residential District.

Mr. Joel McNaughton stated that the Agricultural District is 1.5 acres lots under standard conditions, with the open space development, the AR density is 1 unit per acre, 32 lots at 20,000 square feet, 40% open space. The R-1 District is 20,000 square feet lots by right, open space development allows 10,000 square feet lots, 40 % open space, 54 total lots.

Mr. McNaughton stated that:

1. The important thing is the public water tank developed in 2009-2010 by United Water provided water to the 6th Street plant increased the water pressure.

2. The roadway-Patton Road and Continental Drive will be extended thru Autumn Oaks thru Parkway West onto Autumn Oaks Extended. One could travel Crooked Hill Road to Parkway West onto Continental and not have to travel onto Linglestown Road at all.

Mr. McNaughton presented a slide that showed 54 lots, R1 low density, 40% open space, 10,000 square feet extended onto Continental Drive. New residential construction, with housing need and affordability looks at smaller lots with smaller houses. A discussion was held regarding open space and overlay.

Mr. Bomberger stated that the County was neutral on the rezoning request.

Mrs. Staub questioned the Staff and to why there were no neighbors present and asked if a mailing was sent out.

Mr. Libhart made a motion to table the Application for Amendment to the Zoning Map for Autumn Oaks Extended until November 04, 2015 so that the surrounding area could be notified. Mr. Newsome seconded the motion and a unanimous vote followed.

Commissioners Comment-

Mr. Newsome spoke regarding the Comprehensive Plan and its improvements. Mr. Newsome, Mrs. Staub and Mrs. Schaefer met and discussed a course of action. Instead of a new Comprehensive Plan they suggest to revise the existing plan. There will be a lot of work to do and to go thru it one section at a time. Additional things not adequately addressed:

1. Lack of growth-status of growth
2. Discussion-business centers growth (commercial growth), commercial strips look at including blighted and underserving areas-surveying deteriorated buildings-planning units, etc.

Mrs. Schaefer discussed the Comprehensive Plan. She asked about why the goals were not achieved. Mr. Lighty stated that there was no money available. A base map and data is requested from the Township.

Assignment for next meeting review Preface and Chapter 1.

The next meeting November 04, 2015

The next Lower Paxton Township Planning Commission Meeting will be November 04, 2015 at 7:00pm.

Adjournment

Mr. Newsome made a motion to adjourn the meeting Mr. Grove seconded the motion. Meeting adjourned at 8:15pm.

Sincerely Submitted,

A handwritten signature in cursive script that reads "Michele Kwasnoski".

Michele Kwasnoski