

Lower Paxton Township
Planning Commission

Meeting Minutes

May 06, 2015

Commissioner Present

Fredrick Lighty
Roy Newsome
Douglas Grove
Stephen Libhart
Lori Staub

Also Present

Amanda Zerbe, Planning and Zoning Officer
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 November 5, 2014 and January 7, 2015. Mr. Grove seconded the motion and the motion was passed unanimously.

NEW BUSINESS

Preliminary/Final Land Development Plan for Best Line Equipment and Storage Pad

Mrs. Zerbe stated the Township has received The Preliminary/Final Land Development for the Best Line Equipment Storage Pad proposes to construct an approximately 5- acre storage pad located at 6700 Allentown Boulevard that will be surfaced with stone. The site is located on a land locked parcel bordered by Interstate 81 to the north. Presently, the site is unimproved and comprised of dense forest and vegetation in the area of the proposed storage pad. A Stormwater Management basin is proposed to meet the requirements of the Stormwater Management Ordinance, and there is a large wetland area directly to the east of the proposed improvements. There are no other improvements proposed with the plan such as utility services, and it is located within the Light Industrial (LI) Zoning District.

The applicant has requested the following waivers:

1. The applicant is requesting a waiver of the requirement to provide site lighting. The applicant's justification is "This is a private lot and will only be open during normal business hours. There is no need to light." [SLDO: 180-507.A]

We support this waiver. It is our understanding that the storage pad will not be open to the public after normal business hours, and by requesting the waiver, the applicant is bearing responsibility for the

security of the items stored on the unlit lot. Should the owner of the lot decide to open the lot after normal business hours, a lighting plan in accordance with the most current Township regulations shall be submitted. A note to that effect shall be added to the plan.

2. A. The applicant is requesting a waiver of the requirement to provide a dumpster pad and enclosure for the proposed lot. The applicant's justification is "this project will not create any waste, as the stone storage lot will be used only for the storage of rental equipment. There are no proposed activities that would create waste." [SLDO: 180-515.D.5]

We support this waiver; however, it is assumed that with the increased amount of equipment stored, there will be an increase in waste generation due to maintenance and disposal of such equipment. In lieu of providing an additional dumpster, the applicant shall demonstrate that a dumpster pad in accordance with Township requirements is available and able to accommodate the additionally generated waste on the lot containing the warehouse for the operation. Revise the requested waiver on sheet CO.2 to reference SLDO 180-515. D.5 opposed to SLDO 180-515 A.

B. The applicant is requesting a waiver of the requirement to provide metes and bounds for the entire tract perimeter. [SLDO: 180-403.C.3]

We support this waiver. The parcel is divided by I-81, and the proposed improvements are all located south of I-81 where metes and bounds have been provided on the plan.

Mr. Brad Aurand from Larson Design Group at 1000 Commerce Park, Williamsport, PA. 17071, was here representing the plan for Best Line.

Mr. Lighty questioned the area of parcel 35-019-026 if it is 72.99 acres; however the Dauphin County tax map shows an area of 55.9 acres. Mr. Aurand stated that the 72.99 acres opposed to the 55.90 acres was the acreage before the acre of the I-81 right of way. Mr. Lighty questioned the materials that were going to be used for paving? Mr. Aurand stated that it would be clay and stone, it showing a 6 inch sub base topped with clean stone on the top and rolled in.

Mr. Lighty questioned the storage area bins visible from Rt. 22 and visible from I-81? The questions of screening so that it does not look like a junk yard. Mr. Aurand stated that screening if needed, that he is not familiar with it from the roadway. The existing trees will remain and if visibility in the middle more trees will be added. Staff commented that this Full Screening needs to happen.

Mrs. Staub asked is Best Line the legal or equipment owner? Mr. Aurand answered that Michael Houseknecht is the owner of Best Line. Mrs. Staub questioned the lot to the front if it has its own access and right of way, what is the back lot access? Mr. Aurand stated across the lot and property. Mr. Lighty questioned the common control not the common ownership?

Mr. Newsome questioned the equipment which is being stored and being serviced? Mr. Aurand stated that the front building is used for service inside and not in the back. The equipment being stored is 120 foot boom lift at 2 thousand pounds, not the really large excavating equipment.

Mr. Grove questioned the grading plan of the storm water detention. How much grading area will be affected or ~~not~~ affected? Mr. Aurand stated that the wetland has minimum twenty five feet from the fencing and that it has no impact to the wetland and it will reduce water.

HRG Comments-

Mr. Hinz asked if this is the latest version of the plan? The Zoning comment with adequate parking for both lots' commercial use, no additional parking. Mr. Aurand stated that northwest of the building where the L shape is store lot filled with equipment. Business use on side of parking number of spaces.

Mr. Hinz questioned the drainage easements for the proposed drainage improvements {SLDO:180-54.A&B}-Easements shall be shown on the plan and include metes and bounds descriptions in accordance with Section 180-404.C.16. Also, address access to the easement through neighboring lots. The question of Clarify Demolition Note 26 on Sheet CO.2. which indicates all trees on the parcel are to be removed unless noted otherwise. It is recommended that they only the trees that need to be removed for the installation of the proposed improvements be removed, and the remaining trees be protected. {SLDO: 180-521}. Mr. Aurand stated that the Stormwater and the Methodology review the plan and be reported.

Mr. Lighty questioned the sign ordinance. Mrs. Zerbe stated that there is a permit for signs.

Mr. Grove made a motion to move the Preliminary/Final Land Development Plan for Best Line Equipment and Storage Pad #15-01, with the waivers as requested and assuming they meet all other comments and sort out the screening and access easement issues. Mr. Newsome seconded the motion and a unanimous vote was made.

Sketch Plan for Sir Thomas Court, Lot 5C

Mrs. Zerbe stated that the Township received a Sketch Plan for Sir Thomas Court, Lot 5C. A.P. Williams Inc. proposes to construct a three-story 42,150 square foot office building in Lower Paxton Township, Dauphin County, PA. A.P. Williams, Inc. is the developer for the project which is planned for Lot 5C, the last remaining undeveloped lot in the Sir Thomas Court subdivision. Sir Thomas Court is located along Londonderry Road, adjacent to Interstate I-83.

Lot 5C is approximately 3.4 acres. The development will be served by public water and sewer. Access is provided from a single driveway along the north side of Sir Thomas Court. A regional stormwater management basin will be modified, if necessary, to meet Lower Paxton Township and PA DEP NPDES permitting stormwater management requirements.

Our intent is to process the plan as a "Preliminary/Final Land Development Plan. The project will require an NPDES Permit and approved Erosion and Sediment Control Plan.

Mr. Greg Swartz from Dawood Engineering, 2020 Good Hope Road, Enola 17025, was here representing the Sketch Plan.

Mr. Lighty questioned the subdivision and the parcel size maybe less. Mr. Swartz stated the 5C and 5D lot size is smaller. Mr. Newsome questioned that when the plan was done in 2006 was the lot 5D updated? Mr. Lighty stated that the Deeds Office needs to sort it out for the final proof of the lot line.

Mr. Swartz discussed the tree requirements, the underground infiltration, and the underground storm water new requirements.

Mrs. Staub questioned the plans, where they recorded 5C and 5D? Vacant acres 4.266 acres or 3.367 acres on the sketch plan? Mr. Swartz stated that on the sketch plan the number of trees is 5 percent minimum, 6.83, one tree, 50 feet right of way, in need of four trees.

Mrs. Staub questioned the requirement set back and the building height? Mr. Swartz stated that the height of the building is to be 60 feet or six (6) stories high. Business Campus thought to be 40 to 60 feet.

HRG Comments-

Mr. Hinz questioned the plans of understanding the landscaping, the overhead development, service lines underground, access drive to parking-sighting as opposite to across the street, parking lot lighting, basin modification cut line pipe, grading to cover pipe might be a wall. There are new requirements, 5D and 5B install infiltration, 5E with The Arlington Group, trip generalization, traffic impact study 186.02.

County Comments-

Mr. Smith requests to fill out the Development Plan.

Mr. Lighty appreciated the Project Narrative for the Sketch Plan for Sir Thomas Court, Lot 5C.

Next meeting June 3, 2015.

The next Lower Paxton Township Planning Commission Meeting will be Wednesday June 3, 2015 at 7:00pm.

ADJOURNMENT

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

Sincerely submitted,



Michele Kwasnoski
Recording Secretary