

# LOWER PAXTON TOWNSHIP

Department of Community Development  
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**MEMO TO: Board of Supervisors**

**FROM: Amanda Zerbe, Community Development Director  
Nick Gehret, Zoning Officer**

**DATE: March 31, 2023**

**SUBJECT: Preliminary/Final Subdivision and Lot Addition 2150 Parkway West  
Plan #23-05  
Time Extension: May 3, 2023**

Plan Summary:

The Preliminary/Final Subdivision and Lot Addition for 2150 Parkway West proposes to subdivide Lot 2A from Lot 1 and add it to existing Lot 2.

With the subdivision of Lot 2A (3.521 acres) from Lot 1. Lot 1 will be reduced from (17.9699 acres) to (14.448 Acres). Lot 2 will increase from (1.5024 acres) to (5.0275 acres).

The site is in the Agricultural Residential (AR), zoning district and will be served by private sewer and private water supply. No construction or earth disturbance is proposed with this plan.

This Plan was approved at the March 1, 2023, Planning Commission Meeting.

## **Waiver Requests:**

1. [SLDO: 180-403.C.9 & 180-404C.9] - The applicant is requesting a waiver from the requirement that the plan scale shall not exceed one-inch equals 60 feet.

We support this waiver request as the plan is clearly visible at the scale provided.

2. [SLDO: 180-503.C& Table 503.1] - The applicant is requesting a waiver from the requirement that the minimum Street right-of-way and cartway widths shall be required.

We support this waiver request as there is no known need for additional roadway width in the vicinity of the subdivision.

3. [SLDO: 180-515.E.1] - The applicant is requesting a waiver of the requirement to provide street trees.

We support this waiver request due to the nature of the plan being solely for subdivision.

4. [SLDO: 180-518] – The applicant is seeking a waiver of the requirement to provide a wetland study.

We support this waiver request due to the known existing stream on the property being provided with a 75-foot-wide drainage easement centered over the existing stream.

5. [SLDO: 180-520] – The applicant is requesting a waiver of the requirement that all Monuments and markers shall be set at all points, as required herein, for all new subdivision and land development plans approved by the Township.

We support this waiver request as markers at the proposed subdivision line are already in place.

6. [SLDO: 180-522] – The applicant is requesting a waiver of the requirement to of the Dedication of recreation land and fee requirements.

We support this waiver request due to no new lots being created.

7. [SLDO: 180-508.A.1] - The applicant is requesting a waiver from the requirement to provide sidewalk along the roadway frontages bordering the subdivision.

We support this waiver request due to the lack of sidewalks along Parkway West in the vicinity of the project.

8. [SLDO: 180-509.A] - The applicant is requesting a waiver for the requirement to provide curbing along the roadway frontages bordering the subdivision.

We support this waiver request due to the lack of curbing along Parkway West in the vicinity of this project.

#### **Administrative Comments:**

1. A Zoning Permit shall be required for the plan. [ZO: 103.A.2]
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308. [SLDO: 180-404.E.16]
3. The applicant shall pay all required fees prior to recording the plan. [SLDO: 180-1105]
4. Provide all signatures prior to final approval of the plan [SLDO: 180-403.E.1]

#### **General Comments:**

1. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
2. Plan approval shall be subject to addressing all 12 comments as stated in the memo dated February 22, 2023, from Jason Hinz, HRG.

After all conditions of the plan are met, the applicant will be responsible for recording the plan with the Dauphin County Recorder of Deeds and provide the Township with two recorded copies.

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