



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: April 14, 2023

**SUBJECT: Preliminary/Final Land Development Plan for Cardan Enterprises, LLC
Plan #23-03
Time Extension: May 23, 2023**

Plan Summary:

The Preliminary/Final Land Development Plan for Cardan Enterprises, LLC proposes site improvements to make the lot suitable for the storage and wholesale of liquid paving products and contractor supplies associated with highway projects.

The site improvements will consist of the installation of 4 storage tanks and two accessory buildings that will serve as storage areas and additional truck bays.

Parcel (35-034-061) has a total area of 2.84 acres and is located at 6730 Allentown Boulevard. The site is in the Light Industrial (LI), zoning district and will be served by public sewer and private water supply.

This Plan was approved at the April 5, 2023, Planning Commission Meeting.

Waiver Requests:

1. [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 applicant's justification that the sidewalks may not be compatible at this location due to Allentown Boulevard being a highly traveled 4-lane highway. Additionally, the adjoining properties do not have sidewalks.

2. [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 the absence of curbing on the adjoining properties.

3. [SLDO: 180-515.D.5] - The applicant is requesting a waiver of the requirement that all trash disposal areas such as dumpsters shall be screened with a combination of architectural masonry or fencing and landscaped with coniferous shrubs with a height of at least six feet.

We support this waiver request due to the applicant complying with requirement for

fencing but requests a waiver of the placement of coniferous shrubs due to the location not being optimal for planting and maintaining shrubs due to the gravel and compacted nature of the underlying soil.

4. [SLDO: 180-515.G1] – The applicant is seeking a waiver of the requirement to provide a separate landscaping plan designed by a registered landscape architect.

We support this waiver request. The applicant has submitted a landscape plan but requested relief from having the plan signed and sealed by a registered landscape architect due to the basic nature of the landscaping required.

5. [SLDO: 180-404.D.10] – The applicant is requesting a waiver of the requirement to provide proof of the PennDOT Highway Occupancy Permit. The property is currently accessed via an easement located on the adjoining property and is utilized by multiple businesses. An inquiry to PennDOT revealed no HOP exists for the entrance. The applicant will apply for the HOP, but the approval process can take 12-24 months. A note has been provided on the plan stating the HOP shall be required prior to the issuance of a building permit from the Township.

We support this waiver request for the reasoning provided. It should be noted that the applicant is not being provided relief from needing to obtain the HOP, only from needing to show proof that it has been received ahead of SD/LD approval.

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. The plan has been reviewed by the Township Fire Marshall, Fire Chief, Public Safety Unit and SCEMS. The plan is approved as proposed.
2. Plan approval shall be subject to addressing all comments of Andrew Bomberger, TCRPC.
3. Plan approval shall be subject to addressing all 12 comments as stated in the memo dated April 11, 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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**LAND DEVELOPMENT
 REVIEW LETTER #3**

LOWER PAXTON TOWNSHIP

Attn: Amanda Zerbe, Zoning Officer

Cardan Enterprises, LLC

April 11, 2023

We have completed our review of the following information for the above-referenced project:

Submission:	Dated:	Last Revised:
Plan Sheets 1-7 of 7 (Plan)	January 2, 2023	April 7, 2023
Truck Turning Exhibit Sheets 1-3 of 3	---	---

The applicant has submitted the following requests for relief:

Requested Waiver(s):	Ordinance Section:
Installation of Sidewalks	SLDO 180-508.A.1
Installation of Curbing	SLDO 180-509.A
Dumpster Screening	180-515.D.5
Requirement for Landscape Architect Seal	180-515.G.1
Requirement for Proof of PennDOT Highway Occupancy Permit	180-404.D.10

We offer the following comments:

** - Indicates comments not addressed from previous Review Letters.*

WAIVERS, DEFERRALS, AND MODIFICATIONS

Waivers

1. Summary of applicant's relief request: Applicant requests a waiver of the placement of sidewalks due to Allentown Blvd. being a highly travelled 4-lane highway which may not be compatible with pedestrian traffic. Applicant notes the adjoining properties do not have sidewalks.
HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. We support this waiver request for the reasoning provided.
2. Summary of applicant's relief request: Applicant requests a waiver of the placement of curbing due to Allentown Blvd. being a highly travelled 4-lane highway which may not be compatible with the placement of curbing. Applicant notes the adjoining properties do not have curbing.
HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. We support this waiver request for the reasoning provided.
3. Summary of applicant's relief request: Applicant complies with the requirement for fencing around the dumpster but requests a waiver of the placement coniferous shrubs with a height of at least six feet, due to the location not being optimal for planting and maintaining shrubs due to the gravel and compacted nature of the underlying soil.
HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. We support this waiver request for the reasoning provided, assuming that all other dumpster screening requirements are met.
4. Summary of applicant's relief request: Applicant has supplied a landscaping plan but requests a waiver of the requirement for the plan to be signed and sealed by a registered Landscape Architect due to the basic nature of the landscaping required.
HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. We support this waiver request for the reasoning provided.
5. Summary of applicant's relief request: The property is currently accessed via an easement located on the adjoining property and is utilized by multiple businesses. An inquiry to PennDOT revealed no HOP exists for the entrance. The applicant will apply for the HOP, but the approval process can take 12-24 months.
HRG recommends **Approval**; **Approval and Modification**; **Denial** of this request. We support this waiver request for the reasoning provided. It should be noted that the applicant is not being provided relief from needing to obtain the HOP, only from needing to show proof that it has been received ahead of SD/LD approval.

SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 180)

1. *Provide a lighting plan for the proposed light fixtures within the LD plan set [180-507.H.1].

STORMWATER MANAGEMENT (CHAPTER 170)

1. *Roof drains shall discharge to infiltration areas, vegetative BMPs or pervious areas to the maximum extent physically feasible, which does not appear to be accounted for with the proposed truck bays and storage area shown on the eastern side of the lot as several roof drains are directed towards the property immediately to the east. Please reconcile. The added spot elevations indicate that the area will be very flat adjacent to the downspout discharges. *It is recommended that the depression and swale in the asphalt be more pronounced to ensure that runoff flows as intended* [170-1102].

ADMINISTRATIVE ITEMS TO BE COMPLETED PRIOR TO/UPON PLAN APPROVAL

1. A Zoning Permit shall be required for the plan [203-103.A.2].
2. A Certificate of Occupancy shall be required for the plan [203-103.A.3].
3. As the proposed earth disturbance associated with the plan exceeds 5,000 S.F., the Erosion and Sediment Pollution Control Plan shall be submitted to the Dauphin County Conservation District for review. Once received, provide copies of the Erosion and Sediment Pollution Control Plan adequacy letter from the Dauphin County Conservation District and approved Erosion and Sediment Pollution Control Plans [203-501.B & 170-602.C.3&4].
4. Upon recording, the applicant shall provide a copy of the plan in the digital format required [180-308].
5. Provide all signatures prior to final approval of the plan [180-404.E.1].
6. Provide evidence that either approval of the DEP Sewage Facilities Planning Module or similar documentation has been granted by DEP or that such approval is not required [180-404.E.5].
7. Provide evidence of receipt of all required outside agency permits and/or approvals required for the project (i.e., DEP, United States Army Corps of Engineers, Dauphin County Conservation District, utility companies, etc.) [180-404.E.10].
8. Provide a report from the Lower Paxton Township Authority indicating the proposed design has been reviewed and approved [180-404.E.11].
9. Provide an executed security agreement and financial security in a form prescribed in this Ordinance and in amount approved by the Township Engineer [180-404.E.13].
10. The applicant shall pay all required fees prior to recording the plan [180-1105].

This review is based solely on the documents referenced above and does not relieve the design professional of any responsibility, nor does it imply any design responsibility by Herbert, Rowland & Grubic, Inc. HRG reserves the right to make additional comments in the future based on newly-supplied or revised information as provided by the applicant or their representative(s).

Sincerely,

Herbert, Rowland & Grubic, Inc.



Jason R. Hinz, P.E.
Group Manager | Civil

JRH/JW/LB

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DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Lower Paxton Township Surveyor Diffenbaugh Wadel Engineer/RLA Diffenbaugh Wadel

Plat Title Cardan Enterprises LD Plan

Zoning District Light Industrial (LI) Proposed Land Use Industrial (warehouse)

Plat Status: Preliminary **Plat Type:** X Subdivision **Regulations:** County
 Final Land Development X Municipal
 X P/F Combined X Zoning
 Minor S&LD X

Existing # of Lots 1 Proposed # of Lots 0 Proposed # of New DUs 0 Acreage of New Lots 2.84 Total Acres 2.84

Date Received 1/12/23 Staff Review 2/10/23 Official County Review 2/10/23

Reviewed by AWB Checked by Parcel ID: 35-034-061 & 35-034-078

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission*.

Purpose: Site improvements for the storage and wholesale of liquid paving products and contractor supplies

Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance should be in place before final approval. (Section 180-403.E)
2. Show primary control point. (Section 180-403.C.3)
3. Show all utilities serving site, including water lines. (Section 180-404.C.5)
4. Address required sidewalks and curbing. (Sections 180-508 and 180-509)
5. Address street tree and landscaping requirements. (Sections 180-515 and 203-804)
6. Address site lighting requirements. (Section 180-507)
7. Ensure dumpster screening is consistent with Section 203-806.

Plan No. 23-012

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer/landscape architect shown <i>(need seal/sign)</i>		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown <i>(as surveyed)</i>	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown -			
Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified	✓		
20. Existing man-made features shown -			
Building (s)	✓		
Storm drainage facilities	✓		
Sewer mains	✓		
Water mains		✓	
21. Proposed man-made features shown -			
Building (s)	✓		
Storm drainage facilities			✓
Sewer disposal - public(✓) on-lot()	✓		
Water supply - public (✓) well ()		✓	
22. Existing streets shown -			
Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width			✓
23. Proposed streets shown -			
Name			✓
R/W width			✓
Paving width			✓
Profiles			✓
24. Curbs shown		✓	
25. Sidewalks shown		✓	
26. Existing and proposed coverage shown <i>(non-conformity noted)</i>	✓		
27. Parking schedule provided shown	✓		
28. Traffic study completed		✓	
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown <i>(need sign/notar.)</i>		✓	
32. Dedicatory statement shown			✓
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans -			
County plans	✓		
Municipal plans	✓		