

Lower Paxton Township

Planning Commission

Meeting Minutes

January 6, 2021

Virtual Meeting

Commissioner Present

Fredrick Light
Doug Grove
Lori Staub
Jeff Kline
Everette Hamilton
Sandra Bloom

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Jason Hinz, HRG, Inc.
Andrew Bomberger, DCPC
Bill Pompeii, K and W Engineers
Matt Fisher, Fisher Associates
John Fogg, Colonial Park Fire
Tim Mellott
Nick Ord
Mark DiSanto, Triple Crown
Mr. Durie, PennLive

Approval of Minutes

Mr. Lighty asked if there were any questions of changes to the December 2, 2020 Planning Commission Meeting Minutes. Mr. Hamilton made a motion to adopt the December 2, 2020 Planning Commission Meeting Minutes. Ms. Bloom seconded the motion and a unanimous vote followed.

New Business

- a. Preliminary/Final Land Development Plan for Meadows Car Wash at 4636 Jonestown Road Plan # 19-08

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Land Development Plan for the Meadows Car Wash proposing to redevelop the 2.05 acres property at 4636 Jonestown Road. The lot is currently occupied by the Meadows Original Frozen Custard Restaurant and is located in the (CG) General Commercial Zoning District.

The scope of the project will include the demolition of the existing restaurant, pad, and associated parking lot islands. A new 5,578 SF Automated Car Wash Building will be constructed in place of the restaurant. Additional site improvements will involve the parking areas and internal circulation being

reconfigured. Landscaping will be added to the property's Western boundary line and along the perimeter of the commercial building.

The lot will be served by public sewer and water.

The applicant request waivers:

1. [SLDO: 180-403.C.4]- The applicant is requesting a waiver from depicting all-natural features within 100 feet of the property boundary.

We support this waiver request.

2. [SLDO:180-403.C.5]- The applicant is requesting a waiver from depicting all existing and manmade structures within 100 feet of the property boundary.

We support this waiver request.

3. [SLDO: 180-503.9] – The applicant is requesting a waiver of the requirement to widen all streets bordering the subdivision which do not meet the current minimum width requirements.

We support this waiver request.

4. [SLDO: 180-809.D. & 804.C] – The applicant is requesting a waiver of the requirement that all curb shall be constructed of either vertical or slant curbing. Rolled curbs shall not be permitted. The applicant is proposing rolled curb.

We support this waiver request dependent upon the rolled curb being machine placed as per The discussion at the May 1, 2019 Planning Commission Meeting.

Mr. Gehret stated that the 5578 square feet revision should be looked at by the Planning Commission but does not have to go to the Board of Supervisors. Mr. Hinz stated that an updated version of the plan was needed because of the building itself is being expanded, the dumpster being moved, and the 45 parking spaces that previously had 49 parking spaces, but 48 will comply.

Mr. William Pompeii, K and W Engineers, was present to represent the plan. Mr. Gehret stated that the size of building, the parking and curbing changes, and the dumpster being changed to a different area have all been addressed. These have been restated since the last plan.

HRG Comments:

Mr. Hinz stated that there were no significant comments. The building site needs modified, and the dumpster screen needs modified on the plan.

County Comments:

Mr. Bomberger stated that he did not re-review that a full resubmission was not needed, that the existing comments stand.

Public Comments:

Mr. Gehret stated that there were no public comments submitted.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Land Development Plan for Meadows Car Wash at 4636 Jonestown Road Plan # 19-08 with the approval of the 5500 square foot carwash and to include the 4 waivers, the first two with the natural features within 100 feet of the property, the third is the widening of the street and the fourth is the curbing changes from the old plan compared to the new plan. The comments from the Staff HRG and County. Mr. Hamilton seconded the motion and a unanimous vote followed.

b. Final Subdivision Plan for the Estates of Union Deposit Plan # 20-18

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Subdivision plan for the Estates of Union Deposit involving a total tract of 18.2 acres to be subdivided into 9 single family building lots. The building lots will be served by three shared private driveways that will serve (lots 1-3,4-6,7-9).

The site is located in the Residential Low Density (R-1), zoning district and will be served by public sewer and private water supply.

The applicant request waivers:

1. [SLDO: 180-303] –The applicant is seeking a waiver for the requirement of a separate preliminary final subdivision plan.

A waiver request is not necessary as the applicant may submit a Preliminary /Final Plan at their own discretion.

2. [SLDO: 180-508]- 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 sidewalk along Union Deposit Road in the vicinity of the project.

3. [SLDO: 180-509]- 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 Union Deposit Road in the vicinity of the project.

4. [SLDO: 180-503.A.9]- The applicant is requesting a waiver of the requirement to widen all streets bordering the subdivision which is not meet the current minimum width requirements.

We support this waiver request, contingent upon PennDot concurrence. The existing cartway has a width of 30'-31', and with only 3 driveways connecting to Union Deposit, the increase

of traffic will be low.

Mr. Lighty stated that the public water is 1,000 feet. Mr. Gehret stated that it is approximately 900 feet from the next water main, put in a waiver request.

Mr. Hamilton stated that the driveways on Union Deposit Road are dangerous. The speed limit is 35 and people drive 60-65 miles per hour along that road. The driveway sight distance is the issue. PennDot has approved the speed due to the road being a state route.

Mr. Tim Mellott, Mellott Engineering, present to represent the plan. Fishing Creek Valley Associates also. Mr. Mellott stated that this is a 52 acre R1 District, a conventional subdivision with 18 plus acres and water. The 35 lots are 20,000 square feet lots with water and a steep embankment. 60 feet long and 4% slope with the max of 10% slope from the road to the site, 16-17 % is average. The community Locust Hills is a cul de sac with no turn around, it would be conventional to extend the road to the site. The people are not interested.

The 18.2 acre tract cannot build with it being streets. A low density plan has been chosen with the extension of water. Mr. John Fogg with the Colonial Park Fire Department stated the water main on Conway Road. The water main does not follow it goes thru private property and crosses Union Deposit Road, Fairmont Drive and Conway Road. The water main crosses Private Property. 9 lots 2 acres total of 1 ½ acre lots to the front of a state road. PennDot manages access to 6 driveways and 3 homes are private property or it is considered a road.

Mr. Mellott stated if you do minimalist low density with the minimum driveways with the developer not having shared driveways. Allowing the shared driveways would allow the slopes 20% to extend possible small driveways wider with the width of 15feet wide and shorter vertical, and not having the 20% slope grade transition.

Sewer Authority is public sewer.

Mr. Mellott stated that the frontage on Union Deposit Road is wooded but not mature, the building sites are south of the wooded area. There is impervious coverage with the driveway. This all relieves the waivers. Sidewalk in this area with pedestrian traffic and the slopes is low density. The slopes are wide. There is no curbing in this area with the access points. The drainage control has existing storm water flat drainage.

Mr. Mellott stated the road improvements are in the PennDot 3 RRR's. widening the road, traffic on the road and the speed limit of the road. There is a 4 foot shoulder for a bike path, but do not ride a bike along here. These do not warrant improvement.

Mr. Mellott stated that the Storm Water deferral MPVF project, with the size of the lots – 40 % impervious coverage and the storm water with the rain water design until the appropriate improvements are made. The 5-9 lots south of the draining in another direction with shared driveways, which is deferred until the building permits.

Mr. Mellott stated that extending the water will served the property and public water with a 20-40 foot water main, with the extension of 2400 feet and 16 inch water main and water services. The water is for fire protection.

The Low Impact Plan, Mr. Lighty stated with the bigger lot, the driveways and the water explanation was good. PennDot limits to 3 driveways shared. The western corner came up and turned east and all of the 9 driveways were there. The road to the driveways was off Union Deposit Road. Mr. Mellott stated for the western corner ran straight east each of the 9 driveways private instead of 3 to make it a road. The 9 lots with 3 coming out of 3 different locations. PennDot is the issue.

Mr. Mellott stated that the grade is 4% to the max of 10%. Lot 1 comes straight 50 feet curve at a 150 feet horizontal radius. Mr. Lighty stated to extend to the east and get rid of 2 driveways.

Mr. Grove stated that the cost of the water main in this geological area. What is the cost of wells? Mr. Mellott stated that it is \$3500 to \$8000 for a well. The expense of the developer to the water main and geo thermal is \$200 per foot for the water main.

Mr. Grove stated that the grades coming down the driveway curve at the entrance, with a 20% slope and 10% coming up 2 feet, with 10 coming up horizontally.

Mrs. Staub stated is this part of the maintenance agreement or part of the plan. The driveway should be worked up as an access or easement to the agreement. As well as the storm water. Mr. Mellott stated that the stormwater design on Lot 2 has a shared driveway with the assumptions of the other lots. Some lots take care of the other until the others come along. Mr. Mellott stated that the two concerns are stormwater and erosion control and shared agreements.

HRG Comments:

Mr. HinZ stated that outside those big items, adding notes and details are important.

County Comments:

Mr. Bomberger stated that the plan and application of parcel of 18.2 acres South of Union Deposit Road. The parcels extend 20 + parcels to the north. Shadebrook Phase IV lot 290 stands alone.

Mr. Bomberger stated not notarized in the plan. Union Deposit Road this stretch is identified as part of the Greenway Plan, a stretch of the bike plans, the width of the road and nothing to be on Union Deposit Road in the near future, giving relief nor construction. With non motorized coming up 4-5 feet additional white line with 5 feet for a bike line. Mr. Mellott stated that the 60 feet depth of the right of way, the additional width is existing. Mr. Bomberger stated that bike signage along the northside of road. Also widening the shoulder width and putting bike signage.

John Fogg, Colonial Park Fire Company, stated that he has the same questions regarding public road and access and the water with no hydrants. No hydrant on each driveway. Blueberry Lane the cul de sac has no access to Union Deposit Road for fire trucks, should there be a fire to get people in and out. Not everything is feasible. Access and Public water if we can have it, is everyone's concern. It does not help if you cannot put in a hydrant and there would be no benefit to public water,

Public Comment:

Mr. Gehret stated there were no public comments submitted on this plan.

Mr. Grove made a motion to recommend approval of the Final /Subdivision Plan for the Estates of Union Deposit Plan # 20-18 with the granting of the waivers not for the subdivision and suggest approval of the sidewalk waivers and the waiver of the curbing and street widening, and the listed waivers and deferrals and the stormwater management, with the waiver to extend public water and with the comments of the Staff, HRG and County comments. Mr. Kline seconded the motion and a unanimous vote followed.

c. Phase 2 Final Subdivision and Land Development Plan for Blue Ridge Village Plan # 20-22

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Phase 2 of the Final Subdivision and Land Development Plan for VLUE Ridge Village involving a total tract of 27.6 acres to be developed in accordance with the plan. Phase 2 will create 44 lots, 2 of which are open space lots and 115 dwelling units. The dwelling units will consist of 41 single family detached dwelling units and 74 town house dwelling units.

The site is located in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply.

Township staff has reviewed the plan and has the following comments.

Administrative Items to be Addressed Prior to Plan Approval

1. Provide all required signatures and seals on the plan.
2. Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD).
3. Provide evidence of review and approval of the proposed sanitary sewer system design from the Lower Paxton Township Authority.
4. A sign permit shall be required for all signage [ZO: 701].

Mr. Gehret stated that there were no major changes to this plan, some administrative, waiver and variances needed to be on the plan as well as some parking and dwellings comments of this plan.

Mrs. Staub stated that the increasing of units, how does that work with the other plan? Mr. Gehret stated that with the variance the Zoning Hearing Board, with the number of dwelling units reduced the parking. This is a RRD-open space with 328 acres of park and 40 acres, they comply. Mrs. Staub stated that the number of units in a zone with the variance they received, is shown on the plan? Mr. Lighty stated that the R & R was rewritten and then they need a variance.

Mr. Matt Fisher, Fisher Associates, was present to represent the plan. Mr. Fisher stated that Phase 2 was presented 1-2 years ago. Nothing had changed since the Preliminary Plan. Mr. Lighty stated that the trac units with regarde design were to be incorporated. Mr. Fisher stated that 100 comply with the plan and that the standards are visibly cleaner and the construction similar.

Mr. Grove stated the lighting happy to see that it is judicious with the use of street lights. The lights themselves up light shield with the house shield is the actual fixture. Mr. Grove went on the company website. Mr. Grove could not see the model number or what matches, believes they are discontinued.

Mr. Grove questions what are you looking at? The lights look like they are compliant with the ordinance. However, does this create a problem with the installation. Mr. Fisher stated that PPL create the same model out there. They are uniformed thru Phase 2. PPL is in the plan. Mr. Grove stated the outdoor flood light fixtures, are something similar but not the same. There are landscape lights in the evening, are the up lights? Mr. Fisher stated that they are left over commercial lots and not the same style out there. Mr. Grove stated that a good job was done on the lighting plans.

HRG Comments:

Mr. Hinz stated that the major thing is to reconcile the number of units and style of units. Phase 1 reflected to Phase 2 with the clarification in the notes,

County Comments:

Mr. Bomberger stated that the cleanup with the number of units on the plan, and to list the applicable waivers and variances.

Public Comment:

Mr. Gehret stated that they were no public comments submitted on this plan.

Mr. Grove made a motion to recommend approval of Phase 2 Final Subdivision and Land Development Plan for Blue Ridge Village Plan # 20-22 with the subject to the waivers and variances granted up until this point- listed for references, and the Staff, HRG and County comments. Mr. Hamilton seconded the motion and a unanimous vote followed.

Mr. Mark DiSanto was present and wanted to give an update as to where they were. 40 percent has been over the age of 55 in the residency and clientele. Single family homes 24 homes sold in 30 days, we are running out of commission. It is a great community. Mr. Lighty thanked Mr. DiSanto for the update.

Mr. Lighty asked Mr. Durie, representing PennLive, any additional comments. Mr. Durie stated No Thank You.

Next Regular Meeting: February 2, 2021

The Next regular Planning Commission meeting is scheduled for February 2, 2021 at 7:00pm.

Mr. Grove made a motion to adjourn the January 6, 2021 Planning Commission Meeting. Mrs. Staub seconded the motion and a unanimous vote followed. The Meeting adjourned at 8:20pm.

Sincerely Submitted,



Michele Kwasnoski
Recording Secretary