

Lower Paxton Township  
Planning Commission

Meeting Minutes

February 5, 2020

Commissioners Present

Fred Lighty  
Doug Grove  
Lisa Schaefer  
Jeff Kline  
Everette Hamilton  
Sandra Bloom  
Kurt Meckes (alternate)

Also Present

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

**Call to Order**

Mr. Lighty called to order the meeting of the Lower Paxton Township Planning Commission at 7:00pm on the above date in Room 174 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**Pledge of Allegiance**

Ms. Schaefer led the recitation of the Pledge of Allegiance.

**Approval of Minutes**

Mr. Lighty stated that the minutes were not ready we will review them next month.

**New Business**

a. Final Land Development Plan for Enders

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Land Development Plan for Enders Insurance proposing to consolidate 5 lots and 2 un-opened alleys to construct a new two-story building for Enders Insurance. The lot is in the R-1 Low Density Residential District and the Village Zoning District and has a total area of 2.35 acres.

The scope of the project will include the demolition of the existing Enders Insurance building, with the new building increasing to 6,500 square feet. Additional site improvements for the lot will include the expansion of the parking lot, interior and perimeter landscaping and stormwater management facilities.

The development is proposed to have public water and public sewer.

## Zoning Approval

1. [ZO: 203-318-8B]- The applicant has received a Variance of the requirement that no building or structure shall exceed a total gross floor area of 5,000 Square Feet in the Village District.

## Requested Deferral

1. [SLDO:180-508.A.1]- The applicant is requesting a deferral of the requirement to install sidewalk along the Blue Mountain Bypass until such time as a connection is installed either across Blue Mountain Parkway or along lands formerly of the Church of God.
  - Justification: To direct pedestrian traffic along a safer route to already existing sidewalks in the Village in lieu of directing pedestrian traffic further away from the amenities and features of the Village and closer to a more hazardous interchange that does not currently have sidewalk interconnectivity.

## Waiver Request:

1. [SLDO:180-506.B.2]- The applicant is requesting a waiver of the requirement that double or reverse frontage lots shall be prohibited except where required to provide separation of residential development from collector or arterial streets or to overcome specific disadvantages of topography orientation.
  - Justification: The recent Blue Mountain Bypass has created a unique lot configuration in this area making a creation of a double frontage lot unavoidable in moving forward with a lot consolidation.

We support this waiver request. The consolidation of the existing lots remove several non-conformities and does not create any apparent issues in a double or reverse frontal condition.

Mr. Matt Fisher, R.J. Fisher Associates, was present to represent the plan. Mr. Fisher stated that the deferral request was due to the alley being 20 feet and they only wanted to use half of the 20 feet. The entrance to Enders Insurance would be located in the Northern part of the property with a 40 feet separation. The request was that there be no pedestrian path, it is not safe to cross at the bypass or the church.

Mr. Kline stated the safety plan questions the use of Blackberry Lane and the sight distance. If blocking off Blackberry Lane and making a new entrance onto Blue Mountain Parkway. Mr. Fisher stated that the existing garage is in the clear triangle and for using the alleys as an entrance. There is a clear site at the triangle. Mr. Kline stated north of the triangle, at the Zoning meeting it was 7000 back off to 6500 and the plans are 6200. What has changed since December 5, 2019? Mr. Andrew Enders stated that the building was shrunk to meet current needs.

Ms. Schaefer stated to remove and relocate/replace any existing street trees, which will encroach on clear sight triangles (180-515.B.1). Mr. Fisher stated that the columnar style tree at the access of Linglestown Road on the eastern side of the driveway. They would like to keep that tree. The tree has little to no vegetation at the height of a drivers' eye. Mr. Fisher stated that the tree does not obstruct view of the building, if it has to be removed they would remove it.

Mr. Kline stated to provide sidewalk along the frontage of Blue Mountain Parkway and the Blue Mountain Bypass, which the proposed land develop abuts. The sidewalk is now shown along Blue Mountain Parkway. A deferral is being requested for the portion along Blue Mountain Bypass. The Blue Mountain Bypass will have curbing. Mr. Lighty stated that there need to be a waiver for the tree. Mr. Hinz stated that there needs to be a waiver for the tree. Ask for a formal waiver for the tree, the existing tree at the existing entrance.

#### HRG Comments

Mr. Hinz stated that the final plans need the utility service, location of the curb ramps, and the discrepancies of the stormwater plan. There really is nothing to change the character of the plan.

#### Country Comments

Mr. Bomberger stated that the sidewalk continuous on Blue Mountain Parkway and Linglestown Road, with only the curb portion at the bypass.

Mr. Kline made a motion to recommend the approval of the Final Land Development Plan for Enders Plan # 19-30 – to include the consolidation of 5 lots and construct a two story building with the comments regarding the bypass and the waiver of the double frontage lot configuration, the waiver of #19 the tree, and with the subjection to the comments from HRG, County and the Staff. Ms. Schaefer seconded the motion and a unanimous vote followed.

#### b. Towne Center Ordinance

Mr. Lighty stated that this is an open discussion on the Town Center Ordinance which is moving for the approval of the Lower Paxton Township Board of Supervisors.

Ms. Schaefer requested a brief overview of the Ordinance. Mr. Lighty stated that the Ordinance allows redevelopment in distress, raises height standards on buildings, public spaces, open green and street scape. Mr. Kline stated is this Towne Center Ordinance new. Mr. Lighty stated brand new. There was a working group that met and designed this Ordinance. Mr. Brad Gotshall, the Township Manager, The Township Solicitor, Mr. Henry, Mr. Judd, Mr. Hamilton and myself, Mr. Lighty made this working group.

Mr. Bomberger stated that the map should be text amendment to the County. The restriction of medical marijuana (retail use) is a red flag. Mr. Gehret define medical marijuana and change the wording to apothecaries. Mr. Lighty agreed with this change. Mr. Gehret stated he would send the map and text at the same time.

Mr. Grove made a motion to recommend the adoption to the Supervisors of the Towne Center Ordinance with the Zoning Districts. Mr. Hamilton seconded the motion and a unanimous vote followed.

#### **Next Regular Meeting: March 4, 2020**

The next regular Lower Paxton Township Planning Commission meeting is scheduled for March 4, 2020 at 7:00pm.

### **Adjournment**

Mr. Kline made a motion to adjourn the February 2, 2020 Planning Commission Meeting. Ms. Schaefer seconded the motion and a unanimous vote followed. The meeting adjourned at 7:30pm.

Sincerely submitted,

Michele Kwasnoski  
Recording Secretary