

Lower Paxton Township
Planning Commission

Meeting Minutes

March 4, 2020

Commissioners Present

Fredrick Lighty
Lori Staub
Lisa Schaefer
Jeff Kline
Everette Hamilton
Sandra Bloom
Kurt Meckes (Alternate)

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Andrew Bomberger, DCPC
Josh Sheetz, HRG. Inc.

Pledge of Allegiance

Mr. Kline led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Lighty asked if there were any questions or changes to the January 8, 2020 or the February 5, 2020 Lower Paxton Township Planning Commission Meeting Minutes. Ms. Bloom stated that her name was not on either January or February minutes. Ms. Schaefer stated that her name was on the January minutes and she did not attend the meeting. Mrs. Staub made a motion to approve the January 8, 2020 Re-Organization meeting, the January 8, 2020 meeting and the February 5, 2020 Planning Commission Meeting. Ms. Schaefer seconded the motion and a unanimous vote followed.

a. Final Subdivision Plan for Shadebrook IV Plan #20-01

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information of the Final Subdivision Plan for Shadebrook IV which will consist of 20.76 acres to be developed in accordance with the plan. Phase IV will consist of 56 residential lots and 2 open space lots. Open Space Lot 265 is the Central Commons which will feature walking paths and benches.

The site is in the R-Low Density Residential District with (TND) Traditional Neighborhood Development overlay and will be served by public sewer and water.

The applicant requested waiver:

1. [SLDO:180-507.H.1] The applicant is requesting a waiver of the requirement to provide a Lighting Plan associated with the Shadebrook Phase IV Subdivision Plan.

We support this waiver.

Mrs. Staub stated that with Phase IV is there a copy with the Preliminary Plan. Mr. Kline stated the waiver approved with Phase III. Mr. Lighty stated the lighting throughout the community.

Mr. Tim Mellott, Mellott Engineering, Mr. John Zervanos, Yingst Homes, and Mr. Craig Mellott, were present to represent the plan. Mr. Tim Mellott stated that Phase IV was reduced by 9 units, there will be 1 drop townhome and detached simple homes. There were 10 units.

Mr. Mellott stated that Lot 92 will not be built on right away.

Mr. Mellott stated that Lot 92 will not be built on right away so there will be a cul de sac, and there will be additional notes with intent. When the cul de sac disappears and a lot is built there will be a sidewalk in front of Lot 92. On Lots 93 and 94 will there be a sidewalk in front. On Patriot Street there will be sidewalks on both sides of the street. On Lots 93 and 94 the 16 foot alleys will be wider. Mr. Lighty stated will there be sidewalks at the front door of these lots.

There are two areas for visitor parking and this should be shown on the plan. Mr. Lighty stated that the line stripping needs to be on the plan.

Mr. Lighty stated the commercial property and pocket parks are intended where. Mr. John Zervanos stated that the commercial property in Phase II has been constructed and the second commercial building is being constructed. The pocket parks in Phase I are planted but have no benches but can be used. Phase II has plantings, Phase III needs additional benches and Phase IV is a central commons with a view of the pond. Phase I and Phase II are backyards with nothing but people can use them. Phase III needs additional benches and Phase IV in need of pedestrian path. Mr. Mellott stated the there is no fixed area for open space. Mr. Lighty stated built what comes before. Mr. Zervanos stated Phase I is visible for usage.

Ms. Schaefer stated the Cider Press alley ways for community and public safety are issues in the alley for emergency vehicles getting through. Mr. Mellott stated that the 16 inch wide lanes at Cider Press are increased to 24 foot. On Iron Furnace and Forge Rd has been increased from 24 to 30 feet with parking along those streets. Post signage on public roads are an intent and the narrow roadways on the one side will be blocked.

The open space lots are accessible to be parked at, with visitor parking at 265 spaces.

Mrs. Staub questioned what is the status of the traffic light at Locust Lane and Fairmont Drive? Mr. Tim Mellott stated that looking at the warrant analysis is there enough traffic? The TPD. This is a PennDOT process. Light was proposed in Phase II. PennDOT has changed the warrants and it will cost the developer more. In Phase II the warrants were not met. Mr. Craig Mellott, traffic planning designing. The PennDOT requirements have changed and more warrants are needed. Mr. Kline stated that with the PennDOT changed regulations that it is not based upon peak conditions. Mr. Craig Mellott stated that the conditions have changed. Mr. Gehret stated that the process of the traffic signal has been expedited to a temporary signal. Mr. Craig Mellott stated that when the construction time comes that is the goal hopefully next year. The plan revisions, right of way, and permits, the ideal time for a traffic signal being installed is summer when school is out for the summer. When PennDOT warrant is met the design is done and resubmitted.

HRG Comments:

Mr. Josh Sheetz stated that the only things that concerned him was the cul de sac discussion.

County Comments:

Mr. Bomberger stated that the cul de sac was his concern and public transportation. Mr. Bomberger asked Mr. Tim Mellott if he had contacted CAT and the bus route does go to Springford Apartments. Mr. Tim Mellott stated that he had not as yet.

Mr. Kline made a motion to recommend to move the Final Subdivision Plan for Shadebrook Phase IV Plan #20-01 which consists of 56 residences and 2 open lots , including the waiver and that the foot lighting is on the plan , HRG , County and Staff comments and the discussion here. Ms. Bloom seconded the motion and a unanimous vote followed.

Comments:

Mr. Bomberger stated that the Regional Storm water met March 3, 2020 with 15 municipalities. The discussion was what kind of stormwater coordination for Dauphin County. Mr. Lighty stated that the facilities built larger than for the municipalities. They do not know what system will be used, Nytorgen or Centiment.

The finalization of the TIP should be adopted in June. The RTP bike alternate construction fund is \$1 million per 3 counties.

The Route 39 corridor study should be completed soon with low impact improvements.

Next Regular Meeting: April 1, 2020

The next regular Planning Commission Meeting is scheduled for April 1, 2020 at 7:00pm.

Adjournment

Mr. Hamilton made a motion to adjourn the March 4, 2020 Planning Commission Meeting. Ms. Schafer seconded the motion and a unanimous vote followed. The meeting adjourned at 7:45 pm.

Sincerely submitted

Michele Kwasnoski
Recording Secretary