

Lower Paxton Township
Planning Commission

Meeting Minutes

April 7, 2021

Commissioners Present

Fredrick Lighty
Codes Officer
Doug Grove
Lori Staub
Commission
Jeff Kline
Everett Hamilton
Sandra Bloom

Also Present

Nick Gehret, Lower Paxton Township
Jason Hinz, HRG, Inc.
Andrew Bomberger, D.C. Planning
Gerald C. "Bud" Grove, Skelly and Loy
Zane Geist
Lynette Lawton, Executor
Matthew Fisher, R.J. Fisher Engineers
Alex Piehl, RGS Associates, Inc.
Hissan Khalid

Call to Order

Mr. Lighty called the meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in a Zoom Meeting room, a virtual meeting.

Pledge of Allegiance

Mr. Grove led the recitation of the Pledge of Allegiance

Approval of Minutes

Mr. Lighty stated is there any corrections or additions to the January 6, 2021 Annual Re Organization meeting and the January 6, 2021 Lower Paxton Township Planning Commission Meeting Minutes. Mr. Grove made a motion to approve the January 6, 2021 Annual Re Organization Meeting and the January 6, 2021 Lower Paxton Township Planning Commission Meeting. Mr. Hamilton seconded the motion and a unanimous vote followed.

New Business

a. The Preliminary/Final Subdivision Plan for Janet Smith Property Plan # 21-04

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the preliminary/final subdivision plan for Janet Smith Property proposing to subdivide the existing Lot 2 (5.54 acres) and create two lots. Lot 2A with the existing dwelling will be the residual lot and have a total area of 1.65 acres. Lot 2B will be the newly created lot with a total area of 3.73 acres.

The site is in the Agricultural Residential District (AR), zoning district and will be served by private sewer and private water supply.

The applicant request the following 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 discretion.

2. [SLDO: 170-301A & C] [SLDO: 1880-404.E.9] The applicant is requesting a waiver of the requirement to provide a stormwater management plan.

Due to not knowing the extent to which this property will be improved. The applicant should consider a deferral request.

3. [SLDO: 180-508A.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 in the vicinity of the project.

4. [SLDO: 1808-509] 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 in the vicinity of the project.

5. [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 frontage along Parkway East being wooded and not stating on the plan that trees would be minimally impacted by the improvements on the lot.

Mr. Gehret stated that if the Commissioners' had any questions regarding the plan for him.

Mr. Gerald C. "Bud" Grove, Skelly and Loy, Inc. was present to represent the plan. Zane Geist and Lynette Lawton were also present to represent the plan. Mr. Grove stated that the defer of the stormwater on the plan, was due to the subdivision is simple and the last of the estate property wooded area and lot.

Doug Grove stated that he and Bud Grove are not related.

HRG Comments

Mr. Hinz stated that there are no major issues just that cleanup is needed with the notations on the plan.

County Comments

Mr. Bomberger stated that the notes on the plan needed cleaned up.

Public Comments

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

Mr. Grove would like to move to recommend approval of the Preliminary/Final Subdivision Plan for Janet Smith Property Plan # 21-04 with the recommendation of approval of the waiver of sidewalks, curbing along the frontage, street trees, and as make this preliminary/final plan recommend instead of a waiver a deferral of the stormwater in addition to the comments from HRG, County and Staff. Also, the waiver of road widening as well, Mrs. Staub seconded the recommend of approval and a unanimous vote followed.

b. Final Subdivision Plan for Phase 9C of Stray Wind Farms Plan # 21-03

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Subdivision Plan for Phase 9C of Stray Wind Farms involving a total tract of 10.81 acres to be developed in accordance with the plan. Phase 9C will contain a total of 14 lots, 13 single family dwelling units, and one open space lot (OS-19).

The site is in Residential Cluster (R-C), Zoning District and will be served by public sewer and water supply.

No waivers have been requested for this plan.

Mr. Gehret stated if the Commissioners' had a questions on the plan for him. Mr. Lighty stated that there should not be many Phases left. Mr. Gehret stated that the rest is remaining in Susquehanna Township, that it has been about a decade on this plan, before Mrs. Staub retired it was started.

Matt Fisher, R.J. Fisher Associates, is present to represent the plan. Mr. Fisher stated that this is the last Phase in Lower Paxton Township. This plan will be done and then we will work on Blue Ridge Village. The comments were received and there are no issues addressing the comments. Mr. Grove stated that he is glad this plan is completed. Mr. Fisher stated and drama free. Mr. Grove stated a job well done to Mr. Fisher.

HRG Comments

Mr. Hinz stated that there is nothing significant on comments.

County Comments

Mr. Bomberger stated that there is nothing on the p[lan notes that is major.

Public Comments

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

Mr. Kline make a motion to move for approval of the Final Subdivision Plan for Phase 9C of Stray Wind Farms Plan # 21-03 of 14 lots and 13 family dwellings 1 open space 10.81 acres. No waivers and the limited comments from HRG, County and Staff. Mr. Hamilton seconded the motion and a unanimous vote followed.

c. Sketch plan for Sunoco Drive Thru 4701 Jonestown Road

Mr. Gehret stated that this is a sketch plan and we will have an informal discussion. Mr. Lighty stated that the Planning Commission is appreciative of the sketch plan.

Mr. Alex Piehl, RJS Associates, was present to represent the plan. Mr. Piehl stated that he is here for feedback, in this informal process and get zoning items to proceed with clarification. The property is at the South eastern corner of Jonestown Road and Prince Street. It is in the General Commercial zone (G.C.) and is 28,000 square feet. There are 2 points of access from Jonestown Road and 2 points of access from Prince Street however one is blocked by planters. This property is a smoothie/yogurt shop with gas pumps.

The eastern side of the building would be the drive thru, which is the undeveloped side of the property consisting of 1300 square feet, 400 feet is the building. There would be added parking spaces for access to the building, one or two seats inside but primarily drive thru. The zoning and set backs would have to be looked at ,the buffer strip at 30 feet with street trees could be added and the pervious coverage seven more spaces could be added. Mr. Lighty stated that you could meet the pervious coverage. Mr. Piehl stated that there could be a reconfiguration with the pervious coverage.

Mr. Lighty stated that you think you could add street trees, to the island area. Mr. Piehl stated that that could get us to the 10% . Mr. Lighty stated that the side set back is questionable. Mr. Piehl stated that there is a 30% rear set back, 3 feet building set back, 25% expansion. Clarification on what is in set back or the building addition 22%. Mr. Gehret stated that 22% new building extension, marked off existing 22% set backline, and the permitted non performing expansion. Mr. Lighty stated that that sounds correct.

Mr. Lighty stated is there any other concerns, the 30 feet buffer strip and the public right of way. Mr. Piehl stated the public right of way. Mr. Lighty stated that the general idea is like Popeyes, McDonalds which have a back up onto Route 22. The proposal of wrap traffic around the lot, ordering board and a pick up window. Mr. Piehl stated wrapping 8 vehicles around the building. Is not used like the peak hours of donuts shoppes or fast food services. Look at the stacking of vehicles andthe general traffic that is anticipated. Mr. Lighty stated that 8 vehicles is not enough. Mr. Hissan Khalid is the owner and he stated that 4 or 5 vehicles not getting gas on that side of the building and 6 more vehicles on the other side of the building. Mr. Lighty stated that there will be a closed entrance on the eastern side of Route 22, an exit only. Mrs. Staub stated is the entrance coming in on the western or the eastern side. Mr. Piehl stated that it will be one way circulation, coming in the northeastern corner and wrapping around the backside of the building, in and out. Mrs. Staub stated in and out on the same side. Mr. Grove stated

that he believes there will be a problem with the stacking of vehicles and that a vehicle will come in the exit only. Mrs. Staub stated that the gas line is always busy, coming in and out for gas. Mr. Grove stated that the entrance and exit is always busy what do you do with the end of the loop. Mr. Piehl stated that this is good feedback and they will have to look at peak times and the internal circulation of patterns for traffic.

Mr. Gehret stated that the sewer lateral mains, sewer easement and manhole that is shown on the map falls into the direction of the drive thru and the parking lot (north of the residential home). This shown on your property is not clear. Mr. Khalid stated that it does not go thru property the easement. Mr. Piehl stated that the easement is something that they will look into further and the configuration of the building with the potential of vehicle stacking. Mrs. Staub stated that the eastern property where the jewelry store is, possibly the drive thru to the property line. Mr. Gehret stated that he is not comfortable with that but probably permitted. Mr. Piehl stated that the side back of the building is being looked at for dynamic and the protection of vehicular damage.

County Comments:

Mr. Bomberger stated that the corner does not have sidewalks or curb ramps. With the Land Development plan there needs to be pedestrian facilities.

HRG Comments:

Mr. Hinz stated that the stormwater management and impervious is 1,000 square feet and the site laid out and there is not a lot of room for BMP.

Mr. Hinz stated that the parking area is filled there is no room at the entrance to turn around or exit. The aerial shows purposeful lots with the jeweler and the Sunoco lot shared access lots from legal access. Check the cross acts and the easements with a survey.

Mr. Hinz stated that is the parking adequate for this or is it under parking for the usage. Mr. Piehl stated that there is 13 spaces currently and 20 spaces purposed. Mr. Lighty stated that ther is an issue with the traffic circulation. Mr. Piehl stated that he is sorry to hear of the struggling traffic in this corridor. However this past year has been extremely well for drive thru. We just want ot avoid issues in more detail.

Mr. Lighty sated they are willing to have another look and another feedback. Mr. Piehl stated that you for his feedback.

Comments

Mr. Bomberger stated that the County has a webinar for zoning coming up, sub division land development. 13 people already signed up and capacity is 25. April 29 is zoning and May 6 is the SLDO. Second the Reginal Planning Tool Kit is taking a new look at updating model ordinances, and resources of Planning comments. Third, the Regional Transportation Plan, Lower Paxton is a 4 thing project pipeline and feeds plans on tips. 1. 81 and Mountain Road interchange curb ranp. 2. Union Deposit from

i83 to Southside sidewalks phase 1 is funded. Always accept the transportation needs. Mr. Lighty stated like the Route 39 corridor study, Mr. Bomberger stated theoretically.

Recommendation for Vacancy

Mr. Lighty stated that there is a vacancy on the Planning Commission Board and there were 3 candidates. Is the board ok with recommendations just through the applications. The Planning Commission Board said yes. Mr. Lighty stated that he would make a recommendation to the Board of Supervisors for Cortney Powell to be appointed.

Next Regular Meeting: May 5, 2021

The next regular Planning Commission meeting is scheduled for May 5, 2021 at 7:00pm.

Adjournment

Mrs. Staub made a motion to adjourn the April 7, 2020 Planning Commission Meeting. Mr. Hamilton seconded the motion and a unanimous vote followed. The meeting adjourned at 7:50 pm.

Sincerely submitted,



Michele Kwasnoski

Recording Secretary