

## Lower Paxton Township

### Planning Commission

May 6, 2020

Meeting Minutes

#### Commissioners Present

Fredrick Lighty  
Doug Grove  
Lori Staub  
Lisa Schaefer  
Jeff Kline  
Everett Hamilton  
Sandra Bloom

#### Also Present

Nick Gehret, Lower Paxton Codes Officer  
Andrew Bomberger, DCPC  
Jason Hinz, HRG Inc.  
Mark DiSanto, Triple Crown Corp.  
Tim Mellott, Mellott Engineering  
Matt Fisher, RJ Fisher  
Dan Wise, RJ Fisher

#### **Call to Order**

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

#### **Pledge of Allegiance**

The Pledge of Allegiance was led by Mr. Lighty.

#### **Approval of Minutes**

Mr. Lighty asked if there were any questions or changes to the March 4, 2020 Planning Commission Minutes. Mr. Everett made a motion to approved the March 4, 2020 Planning Commission Minutes. Mr. Grove seconded the motion and a unanimous vote followed.

#### **New Business**

- a. Final Subdivision Plan for Amber Filed Phase 7B Plan # 20-02

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Subdivision Plan for Amber Fields Phase 7B consisting of the construction of 15 single family lots. The total area associated with the development is 10.98 acres.

The site is in the (R-C) Residential Cluster zoning district and will be served by public sewer and water supply.

No waivers have been requested for this plan.

Mr. Tim Mellott, Mellott Engineering, was present to represent the plan. Mr. Mellott wanted to thank the Planning Commission for the involvement through this project to the final phase. It started in the late 90's and is wrapping up.

Mrs. Staub stated what is on page # 3 and #13, the design and calculation. Mr. Hinz stated that is the retaining wall it was a typo error.

#### County Comments

Mr. Bomberger stated that the showing of the landscape is a requirement on the plan.

Mr. Mellott stated that there is no landscape for this plan, the detail is on each lot owner. The street trees are at 30 street minimum. The stormwater is located on the other lots.

#### Public Comments

Mr. Gehret stated that no public comments were received.

Mr. Kline made a motion to recommend approval of the Final Subdivision Plan for Amber Fields Phase 7B Plan # 20-02, 15 single family lots with no waivers, subject to all comments from HRG, County and Staff comments. Mrs. Staub seconded the motion and a unanimous vote followed.

#### b. Preliminary /Final Subdivision and Land Development Plan for Gateway Lot 16 Plan # 20-07

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final, Lot 11 Subdivision and Land Development Plan for Gateway Lot 16 proposes to construct a restaurant with drive-through facility at the Gateway Corporate Center. The site is located at the intersection of Allentown Boulevard and Shannon Road. To support the development of the drive-through restaurant, a property line adjustment is proposed between lots 11 and 16 of the Gateway Corporate Center.

Lot 11 (35-034-091) has a total area of 4,849 acres and Lot 16 (35-034-090) has a total area of 3.056 acres. With the proposed lot line adjustment, Lot 11 will have a residual area of 4,077 acres and Lot 16 will increase to 3.828 acres.

The site is in the (BC) Business Campus zoning district and will be served by public sewer and water supply.

#### Waiver Requests

1. [SLDO: 180-508-A.1]- The applicant has requested a waiver of the requirement to provide sidewalk along the frontage of existing street that the subdivision and land development abuts.

We support this waiver request. There are no sidewalks along any of these streets that would support sidewalk connectivity. Likewise, due to the nature of the bordering streets, pedestrian traffic should not be encouraged in this area.

2. [SLDO: 180-514-A. (8).] – The applicant has requested a waiver of the requirement that stormwater basins cannot be within a 100 –year floodplain.
  - Justification: The Flood Insurance Rate Map does not accurately reflect the floodplain. Basin#1 is not located within a 100- year floodplain; see attached “100-year floodplain Narrative” associated with this waiver request.

This waiver was recently requested on April 29, 2020.

Ms. Schaefer stated that the Flood Insurance is changed on the Flood Map. Mr. Gehret stated that he is not aware of this.

Tim Mellott, Mellott Engineering is present to represent the plan. Mr. Mellott stated that the Flood Plain is delineation with the creek having a 72” culvert and 22 ft below stormwater basin. No flood insurance required this is not in the flood plain. There is no advantage for PEMA. Mr. DiSanto stated that HRG. Supports this waiver.

#### HRG Comments

Mr. Hinz stated that HRG does support this waiver request. The culvert is under Allentown Boulevard. At 20 ft lower than the basin bottom.

Mr. Kline stated that the Zoning Hearing Board said this is possibly a Starbucks or Dunkin Donuts. Still Today? The One way circulation may be a confusion. There is no tenant as of yet. Mr. DiSanto stated that with this dialogue with coffee shop than the tenant.

Mrs. Staub stated the parking requirement #6 HRG comments, 35 spaces not with the account of employees. Do you not know the numbers of employees? Number of seats Is 35 spaces going to be enough.

Mr. Hinz stated that the verification has to be made on the landscaping. The lighting plan has since been developed and put on the plan.

#### County Comments

Mr. Bomberger stated that the sidewalk waiver is a deferral. Shannon Road is conceivable to the businesses and could be used by pedestrians. Allentown Boulevard and Shannon Drive is a busy thoroughfare. Mr. DiSanto stated that there is sidewalk 1400 ft away. Gateway has no sidewalk and the

sidewalk from Shannon Dr would not have any connectivity. No realistic that anyone would walk over to North Blue Ribbon Ave. The site is north along Shannon Dr. Mr. Bomberger stated to get the sidewalk on the plan now.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision and Land Development Plan for Gateway Lot 16 Plan # 20-07, with the approval of the waivers and waiving the sidewalk and flood plain, and the comments by HRG, County and Staff are all met. Mr. Hamilton seconded the motion and a unanimous vote followed.

c. Final Land Development Plan for Lot 6 Blue Ridge Village Plan #20-05

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Land Development Plan for Lot # 6, Blue Ridge Village proposes to develop a 1.84-acre lot located on the eastern side of Alexandra Lane, north of the intersection of EG Drive. The initial development will consist of the construction of a 7,784 sq. ft medical office building with associated parking and landscaping features. A 2,500 sq. ft office is planned for a future date.

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

Waiver Request

1. [SLDO-180-508-A.1] The applicant is requesting a waiver of the requirement to install sidewalks on both sides of the street.

We support this waiver request as the request was previously approved on 8/21/2018.

Mr. Lighty stated that the sidewalk waiver was for the entire development. Mrs. Staub stated if it was already approved than why was it asked again. Mr. Gehret stated that it did not need to be asked again. Lot 6 and Lot 3 are supported regardless. Mrs. Staub stated that includes both sides of the street.

Matt Fisher and Dan Wise, RJ Fisher, were present to represent the plan. Mr. Wise stated they received comments this afternoon and they would be addressed accordingly. The sidewalk will not be asking for a waiver. We are keeping it in the proposed plan. The westside will have sidewalk and proposing the eastside at the frontage.

The street trees as an exception are planning approved with Phase 1, either in accordance to Phase 1 plan with no need to repeat Lot 6. Mr. DiSanto stated that in Phase 1 is bonded to installed and getting them done.

HRG Comments

The two sidewalks proposing asphalt on Alexandra Lane tying to walking trail. Recommendation to change to concrete sidewalk to go along with the other project, asphalt sidewalk. Concrete has been agreed. Mr. DiSanto stated that the concrete has already been built.

The street trees were not provided on Plan 1. The street trees are now on the plan for Phase 1. Mr. Lighty stated that these tow simple notes be on the plan.

#### County Comments

Mr. Bomberger stated that the sidewalk has not been submitted yet. The end point of the sidewalk has been waived for both sides of the street. A deferral is because of the park configuration and the park would not have sidewalks. The connectivity is to be on both sides of the street. Mr. DiSanto agrees in great depth regarding the connectivity of the western side and inside Alexandra Lane to the crosswalk of the Medical Building. The east side of the lot at EG Dr. and Alexandra Lane headed north to the building is sidewalk. Mr. Grove stated a quick discussion of what Mr. DiSanto stated.

#### Public Comments

Mr. Gehret stated that no comments were received.

Mr. Grove made a motion to recommend approval of the Final Land Development Plan for Lot 6 Blue Ridge Village Plan # 20-05 with the approval of the waivers for sidewalks on both sides of the street and address the previous comments on 8/21/2018 as well as the comments from HRG, County and the Staff, with the notes and comments regarding the street trees and concrete sidewalks. Ms. Schaefer seconded the motion and a unanimous vote followed.

### **Next Regular Meeting; June 3, 2020**

The next regular Planning Commission meeting is scheduled for June 3, 2020 at 7:00pm.

### **Adjournment**

Mrs. Staub made a motion to adjourn to Lower Paxton Township Planning Commission meeting. Mr. Grove seconded the motion and the meeting adjourned at 7:45pm.

Sincerely submitted,

Michele Kwasnoski  
Recording Secretary