

# Lower Paxton Township

## Planning Commission

Meeting Minutes

June 2, 2021

### **Commissioners Present**

Fredrick Lighty  
Doug Grove  
Lori Staub  
Jeff Kline  
Everett Hamilton  
Sandra Bloom  
Kurt Meckes  
Courtney K. Powell (alternate)

### **Also Present**

Nick Gehret, Lower Paxton Township Codes Officer  
Jason Hinz, HRG, Inc.  
Andrew Bomberger, D.C. Planning Commission  
Amanda Zerbe, Lower Paxton Township Zoning Officer  
Brad Gotshall, Lower Paxton Township Manager  
Joel Mc Naughton, McNaughton Company

### **Call to Order**

Mr. Lighty called the meeting of the Lower Paxton Township Planning Commission to order at 7:00pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

### **Pledge of Allegiance**

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

### **Approval of Minutes**

Mr. Lighty stated is there any corrections or additions to the April 7, 2021, Lower Paxton Township Planning Commission meeting minutes. Mr. Grove made a motion to approve the April 7, 2021, Lower Paxton Township Planning Commission meeting minutes. Mrs. Staub seconded the motion and a unanimous vote followed.

### **New Business**

- a. Ordinance 21-01 amends Chapter 203 of the Zoning Ordinance, Section 303, A, to modify the Lower Paxton Township Zoning Map to rezone land from the AR, Agricultural Residential District to the R-1, Low Density Residential District.

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Ordinance 21-01 amends Chapter 203 of the Zoning Ordinance, Section 303A, to modify the Lower Paxton Township Zoning Map to rezone land from the AR, Agricultural Residential

District to the R-1, Low Density Residential District for the parcels known as No. 35-004-694 and No. 35-004-030.

The subject property is comprised of two (2) tracts of land. Parcels 35-004-694 (30.59 acres) and 35-004-030 (1.0 acres) in total containing 31.59 acres of land. The property is currently zoned Agricultural Residential (AR) and is situated to the East of the existing new home community of Autumn Oaks and West of Parkway West a Township Road.

The Planning Commission has been provided the following information regarding Ordinance 21-01.

- Proposed Ordinance 21-01
- The Application for the amendment to the zoning ordinance
- A copy of the Public Notice

The proposed ordinance was advertised in accordance with the PA Municipalities Planning Code.

- The Public Notice has been posted in the Legal ad column of The Sun on Thursday, May 27, 2021, and Thursday, June 3, 2021.
- A listing of individuals and the mailing that they received, which included the Legal Advertisement of the Ordinance was sent on April 16, 2021.
- The property was posted with the public notice on May 6, 2021.

The Application for Amendment to Zoning Ordinance was sent to Dauphin County Planning Commission for review on March 12, 2021, the item was placed on the commissions April 5, 2021, agenda.

Staff has reviewed the proposed ordinance and recognizes that there are concerns regarding increased traffic and density. Staff supports the proposed zoning map amendment to rezone land from AR, Agricultural Residential District to the R-1, Low Density Residential District encompassing 31.59 acres. Staff is aware that if the land is approved to be rezoned to the R-1, Low Density Residential District, then the land could be developed under any of the permitted uses within the allowed district. We believe it is important to note that the character of the land should be preserved.

Mr. Joel McNaughton, McNaughton Company, was present to represent the application. There is a request of the location on the Lower Paxton Township Zoning Map; the Dauphin County Planning Commission, and the Comprehensive Plan having this as part of the goals of that plan.

Mr. McNaughton stated that the rezoning of the property of 31.59 acres and 2 tracts with public water and natural gas. The farm is of limited environmental features. AR – Agricultural Residence with 5.5 lots. The Open Space Cluster is 1 unit and 1 acre, with 20,000 sq. ft. lots, 32 lots. The proposal is 20,000 sq. ft. lots and the open space being 40% with 48 lots being 10,000 sq. ft. The application supports the rezoning. The Comprehensive Plan is the guide for the future, for zoning, transportation, and recreation. The Lower Paxton Township Comprehensive Plan directs best with the direct plan. The Lower Paxton Township with the growth and integrate of public water and sewer. The zone still must be suitable to public water and public sewer. AR zone areas are not planned for public sewer. R-1 directs the density (2) houses per acre. The township plan is part of the extension of Continental Drive.

Mrs. Staub stated what is different today than in the 2015? The comprehensive plan service public

water and sewer. Mr. Lighty stated that the comprehensive map is not up to date and does not match the comprehensive plan.

#### HRG Comments

Mr. Hinz stated there is no comment until the natural plan is completed.

#### County Comments

Mr. Bomberger stated that Mr. McNaughton stated that the County Comprehensive Plan consistent with the Township inside the comprehensive Plan.

Mr. Bomberger stated that the utility service is a guiding document to this parcel is and this parcel is not, it is the nature of the construction.

#### Public Comment

John Frain, Swain, 2730 Woodrow –Stray Wind Acres, stated that the comprehensive plan chose what to do. The open space under development and to extend to Continental Dr. #5 of the comprehensive plan proposes smaller lots and that open space is preserved. The three things listed 1. Long this strips 2. Wetlands- part of wetland 3. ½ acres in the middle.

Erie Epstein, 4100 Hillsdale Rd, Professional Historian, stated that the comprehensive plan has discipline, accountability and several years of planning. The comprehensive plan, the regional growth plan and the Rt. 39 study are all a part of the developmental chair.

Residential units are 48 units in the plan not 24 and they proceed to build. The driving factor is public water and electric, the water is an issue with the climate change.

Then you have the growth bands of the school district and enrollment challenges and transportation. We have the 9<sup>th</sup> largest school district. We are asking to delay action.

Mark Levine, 1507 Knoll crest, stated October 2015 the Dauphin County Comprehensive Plan. The agricultural residential northeast of the property inconsistent of the other 2 properties. On the Comprehensive Plan Rural Reserve, the southern portion “conservation” large lot is residential usage. The development community service areas are not community service areas. Public water and sewer are soon, and the environmental stormwater management. The flood control in these surrounding properties rezoned. The property developed with provisions and purposes. All permitted uses applicable on the sketch plan.

The sewage tanks were built 5 or 6 years ago. The septic system is overloaded. The water is not the problem the sewage is. The stormwater where the roof, sidewalk and driveway have less infiltration. There needs to be a planned proposal and the border is the only thing, the preliminary plan not a conceptual plan. That all falls under the land development and this is a re-zoning ordinance.

Diane Little, 2300 Parkway West, retired Science teacher, stated that pollution reduction and a plan with Susquehanna Township is a federal concern. It should be reduced 35% and long term. The pollution is on all sides of Paxton Creek is poor.

Alex Roger, 6268 Withers Court- Hunt Club, stated that his concerns are that as the community grows the storm water damage nearby the streams and the control of flooding. What plans does Mr.

McNaughton have to mitigate storm water and the overrun of sewerage? Conceptional plans are conceptional. When do we get to see the plans? The issue of sewer plans and exceeded stormwater runoff. There are 48 conceptional plans, not land developing plans just re zoning. Mr. Lighty stated what zone should this be. It is the best interest of the township to rezone due to the current stormwater. There 32 until maximum and R1 has maximum of 48 16 homes are before us.

Mr. McNaughton has received the comments, and looked at the Tri County Reginal Plan, Planning Commission, and the Growth Regional Plan. There is the direct growth and quote from the Comprehensive plan, R1,2001 not service public water and sewer.

Mrs. Staub stated that R1 is down to 20,000 sq. ft. cut into ½ 10,000 sq. ft. where a1 shows it as A1 on the Comprehensive Plan, Mr. Grove is agreeable with Mrs. Staub's' concerns. The two parcel simple issues and not interminable. These should be addressed at the planning stage. The ordinance and zoning change should not be the issue when the plan is in front of us.

Mr. Grove made a motion to recommend, the Ordinance 21-01 amends the Chapter 203 of the Zoning Ordinance, Section 303A, to modify the Lower Paxton Township Zoning Map to rezone land from AR, Agricultural Residential District to the R-1, Low Density Residential District for parcels known as no 35-004-694 and No. 35-004-030 , to change the zoning parcel as listed, move to the Board of Supervisors with the comments of the discussion and when and if Mr. McNaughton and the group are guiding with the policy document and following the comprehensive plans where the goals are achieved. Mr. Hamilton seconded the motion and there were 6- l's and 1- no.

- b. Ordinance 21-02 amends Chapter 203 of the Zoning Ordinance, Section 303.A, to modify the Lower Paxton Township Zoning Map (the "Zoning Map") to rezone land from the CG, Commercial General District to the TC, Towne Center District

Mr. Gotshall, The Lower Paxton Township Manager, stated that the new zoning district is at Towne center. The application per the township is inaccurate. The parcels state a dozen and that is not in the ordinance. The rezoning is for 7 parcels.

We are seeking to withdrawal this ordinance and with the new parcel recommend to the Board of Supervisors. Mr. Lighty stated that due to the pandemic the redevelopment was priority that it gets done. It needs to be re advertised, January 2020 was long ago. The notice your parcel is not in it, and it is corrected. The Supervisors will continue the process with the Zoning map. The public asked if there should be here or not. Mr. Lighty stated that it is the rezoning of the mall does not house. The public concern is the low-income housing comes in; Colonial Crest is the higher end. The mixed use and multiple use are the direction we are trying to establish here. The King of Prussia Towne center beside the mall because Colonial Park mall is an eye sore. Ethel Street is an R1 zoning area.

Mr. Epstein stated that facts and history with the concept of a vision. Documents are guiding tools and growth means change. Mr. Epstein stated, "no snowflakes fall in an avalanche".

### **Next Regular Meeting**

The Next regular Lower Paxton Township Planning Commission meeting is scheduled for July 7, 2021, at 7:00pm.

### **Adjournment**

Mr. Grove made a motion to adjourn the June 2, 2021, Planning Commission meeting. Mr. Hamilton seconded the motion and a unanimous vote followed. The meeting adjourned at 8:30pm.

Sincerely submitted

Michele Kwasnoski  
Recording Secretary