

Lower Paxton Township

Planning Commission

Meeting Minutes

June 4, 2020

Virtual Meeting

Commissioners Present

Fredrick Lighty
Doug Grove
Lori Staub
Lisa Schaefer
Jeff Kline
Everett Hamilton
Sandra Bloom
Kurt Meeks (Alternate)

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Jason Hinz, HRG. Inc.
Andrew Bomberger, D.C.P.C.
Mark DiSanto, Triple Crown Corp.
R. J. Fisher, R.J. Fisher Engineering
Matt Fisher, R.J. Fisher Engineering
Dan Wise, R.J. Fisher Engineering

Call to Order

Mr. Lighty called to order of the Lower Paxton Township Planning Commission meeting at 7:00pm per a Virtual Meeting on a Zoom Group.

Pledge of Allegiance

Mr. Lighty led the recitation of The Pledge of Allegiance.

New Business

- a. Final Land Development Plan for Lot 3 Blue Ridge Village Plan # 20-06

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Final Land Development Plan for Lot 3, Blue Ridge Village proposing to construct a 7,700 sq. ft. multi-tenant Retail Building on Lot 3 of the Blue Ridge Village development. Site improvements for the lot will consist of the installation of associated parking, utilities, and landscaping. No new stormwater management facilities are being proposed for this plan. Lot 3 will utilize the stormwater facilities that were constructed as part of Phase 1 of Blue Ridge Village.

The site has a total area of 1.83 acres and is in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply.

The applicant has a Requested Modification

1. [SLDO:180-515. B.4 & 180-515. B. 5] The applicant is requesting a modification of the Design Standards for Screening in required Buffer Yards.

To allow reduction of intensity and requirements as follows (revisions in bold):

One tree shall be provided for every **1500** square feet of required landscape buffer area. Trees shall be mixed evergreen and deciduous species with no more than **70%** of the screen being composed of deciduous trees. Trees shall have a minimum height of 20 feet at maturity.

Shrubs within buffer areas must be planted such that one shrub is provided for each **750** square feet of buffer area. Plantings must be staggered and arranged in combinations with the required trees to achieve a natural and pleasing appearance at maturity. Shrubs shall be of a species as to provide screening from the ground to a height of **two** feet at maturity. The ground area within the buffer area shall be covered with grass, groundcover, or mulch.

Justification: Utility service must cross thru this easement to make connect from existing utility lines in EG Drive to the proposed building on the south side of easement.

We support this modification request for planning intensity will be similar to the buffer yard intensity allowed and precedent established for adjacent retail lots.

The applicant requests waiver:

1. [SLDO: 170-701. G.]- The applicant is requesting a waiver of the requirement to prohibit landscaping, utilities, and sight lighting within a drainage easement.

- Justification: Utility service must cross thru this easement to make connect from existing utility lines in EG Drive to the proposed building on the south side of easement. Plants, although horizontally close, are vertically separated since they are up on the bank and storm sewer is below grade at a lower elevation. Retaining Wall is very short and low and is beyond the end of storm sewer and will not permit as obstruction to storm sewer maintenance. It will be Owner responsibility to maintain and replace any facilities occupying the drainage easement.

We support this waiver request if a note is added to the plan that stated in effect "The Township and its agents shall have no obligation or responsibility to repair or replace any items located within the designated easement areas that are affected in the event that the Township or its agents need to access and maintain the facilities within the easement area.

2. [SLDO: 180-503.K]- The applicant is requesting a waiver that of the requirement that no obstructions are allowed within the clear sight triangle (CST).
 - Justification A waiver is requested to allow light post in CST since to be effective to illuminate the driveway it must be located adjacent to the driveway is not much more obstructive then the stop sign which also must be adjacent to driveway to be effective.

We support this waiver request for the light post in the CST as it is necessary to effectively illuminate the driveway.

3. [SLDO: 180-515. D. 1]- The applicant is requesting a waiver of the requirement to provide site landscaping amenities around the retail building foundation and building entrance point.
 - Justification: Pavement up to façade of retail buildings of this nature is industry standard and what the market bears. Little to no foundation/ entry landscaping is the precedent established for adjacent retail lots.

Mr. Grove stated that clarification on the landscaping with the listed density of the trees per square feet. SLDO- 1- tree 500 landscape buffer areas. 30 % of screen composed of density trees. 1 shrub per 250 square feet of buffer area. The clarification on this.

Mrs. Staub stated that support of the waiver of adjacent retail lots in development or out. Lot 4 commercial lot (east) phase 1. Did they ask to save the waiver for that lot? Mr. Gehret stated that I do not believe they did. It is developed that way. Mr. Gehret stated yes, it is.

Dan Wise, R.J Fisher & Associates Inc., was present to represent this plan. Mr. Wise stated that the comments concur.

HRG Comments-

Mr. Hinz stated that his comments were addressed and that only administrative items need cleaned up.

County Comments

Mr. Bomberger stated that the last comment on the western side of the property some bleeds to last lot 50 feet of pavement free for all. There needs to be something there like stripping or something; 4, 5,6, lanes of cars moving through there. Mr. Wise stated that certainly stripping to set up line to the property line, 24-foot aisle on our side of the property and the help with the circulation of the property. Mr. Bomberger stated that the property north is significant width of the pavement off set end of the parking spaces to properly line 24 feet required, the vehicular traffic is going.

Mr. Wise stated that the painted loading zone expands along the northside. Mr. Lighty stated that it needs to be shown on the plan. Mr. Wise stated that is fine.

Mr. Kline stated that the Public Safety Director Adam Kosheba stated the parking spaces from the fire hydrant. Mr. Wise stated this has already been addressed. Is there a fire hydrant at the north side of the building? Mr. Kline stated is there a fire hydrant on the Linglestown Road that side of the building. Director Kosheba stated about the fire connections or the fire hydrants to the building which appears on the drawings is not the case. There is no fire hydrants or fire connections to the building at this time, they will be at the north side of the building however the connections have not been fit as of now. The north side of the building and the middle is the utility spectrum at this point.

Public Comments

Mr. Gehret stated he has not received any public comments on this plan.

Mr. Kline made a motion to recommend approval of the Final Land DEVELOPMENT Plan for Lot 3 Blue Ridge Village Plan # 20-06 to construct and with the following requests modification, the tree shrub in the buffer area the 3 waiver requests-1. Drainage,2. Light post CST 3. Landscape foundation at entrance plan. Complying with the Staff, HRG and Country comments and with the inch stripping per our discussion. Mr. Grove seconded the motion and a unanimous vote followed.

Comments

Mr. Kline state that the Board of Supervisors would like to express their appreciation to the Chairman and the Planning Commission for a job well done.

Mr. Bomberger stated that the 30-day Public Transportation Commission was meeting at Strawberry Square the following Wednesday. You may contact the TCR or email Mr. Bomberger.

Next Regular Meeting; July 1, 2020

The next scheduled regular meeting for the Lower Paxton Township Planning Commission is scheduled for July 1, 2020 at 7:00pm at the Lower Paxton Township Municipal Center.

Adjournment

Mr. Grove made a motion to adjourn the Lower Paxton Township Planning Commission. Mrs. Staub seconded the motion and the meeting adjourned at 7:20pm.

Sincerely,

Michele Kwasnoski
Recording Secretary