

Lower Paxton Township

Planning Commission

Meeting Minutes

August 5, 2020

Virtual Meeting

Commissioners Present

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

Also Present

Nick Gehret, L.P. Codes Enforcement Officer
Jason Hinz, HRG Inc.
Andrew Bomberger, D.C. Planning Commission
Bob Saber, Eastern Development and Planning Inc.
Chris Hinkle, Burget & Assoc.

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. Hamilton led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Lighty asked if there were any questions or changes to the June 4, 2020 Lower Paxton Township Planning Commission Meeting minutes. There was no July Planning Commission Meeting. Ms. Bloom made a motion to approve the June 4, 2020 Lower Paxton Township Planning Commission Meeting minutes. Mr. Hamilton Seconded the motion and a unanimous vote followed.

New Business

- a. Preliminary/ Final Subdivision Plan for 122 Deaven Road and Lot 41 Phase 2 of Mindy Meadows

Mr. Gehret stated that the Lower Paxton Planning Commission has received the following information on the Preliminary/Final Subdivision Plan for 122 Deaven Road & Lot 41 Phase 2 of Mindy Meadows proposes to subdivide Lot 1 (0,12 acres) from Lot 41 and combine it with 122 Deaven Road owned by Robert and Kathleen Saber. Presently Lot 41 stands at (0.89 acres). 122 Deaven Road has a total area of (0.34 acres) and is a legal non- conforming lot. With the addition of Lot 1 into 122 Deaven Road,122

Deaven Road will now have a total area of (0.46 acres) and Lot 41 will be reduced to a total area of (.077 acres).

The site is in the Residential Low Density (R-1), Zoning District and will be served by public sewer and private water supply.

The applicant is requesting the following waiver requests

1. [SLDO: 180- 403.C4,5/8] The applicant is requesting a waiver of the requirement to provide all existing natural features, man-made structures and existing contours on the property and extending a minimum of 100 feet beyond the property's boundry.

We support this waiver request as a detailed survey of existing property and the portion of Lot 41 to be transferred was performed.

2. [SLDO: 180-503.A.9] The applicant is requesting a waiver of the requirement to widen all streets bordering the subdivision which do not meet the current minimum width requirements.

We support this waiver request. There is no site development within the plan only subdivision and lot addition. There is no known need for additional roadway of Right-of-way width.

3. [SLDO: 180- 508.A.] The applicant is requesting a waiver from the requirement to provide sidewalk along the roadway frontages bordering the subdivision.

We support the waiver request. There are currently no sidewalks along Deaven Road between Devonshire Heights Road and Jonestown Road.

4. [SLDO: 180-509.A] The applicant is requesting a waiver for the requirement to provide curbing along the roadway frontages bordering the subdivision.

We support this waiver request. There is currently no curbing along Deaven Road between Devonshire Heights Road and Jonestown Road except for a short length along the west side of Deaven Road between Devonshire Heights Road and Misty Lane.

5. [SLDO: 180-515.E.1] The applicant is requesting a waiver of the requirement to provide street trees.

We support this waiver request. There is no site development within the plan only subdivision and lot addition.

Mr. Robert Saber, Saber Engineer and Applicant, was present to represent the plan. Mr. Saber stated that the Counties comment #5, show the lot lines number and Phase 2. The Dauphin County parcel does not show the lot lines. Phase 2 construction is nothing upscale and is not divided as of now. Mr. Bomberger stated that the Lot 41 lot lines are not in the parcel data, is this a legal parcel as of now. Mr. Saber stated that it is not a legal parcel but shown on the plan. Mr. Bomberger stated that it needs recorded on the plan for clarity. Mr. Saber stated that there are lot lines only there is no deed or owner as of now.

Mr. Kline stated Lot 41 section parallel $\frac{3}{4}$ acre -.077 is much different, existing says .898 acres to the .077 typographical error.

Mrs. Staub stated she is a little confused, 41 does not exist yet. Mr. Saber stated that Lot 41 is a planned lot of phase 2 lot subdivided from the total parcel. Mrs. Staub stated is the plan recorded. Mr. Saber stated yes.

Mr. Kline made a motion to recommend approval of the Preliminary/Final Subdivision Plan for 122 Deaven Road & Lot 41 Phase 2 of Mindy Meadows Plan # 20-10. Subdivide 1 to Lot 41 and combine it with 122 Deaven Road, .34acres, yielding a new total area of .46 acres and to include the following waivers:

1. To show the natural features, structures and contours
2. Widen abutted street
3. Install sidewalk
4. Install curbing
5. Install street trees

Subject to comments of HRG, County and Staff. Mr. Grove seconded the motion and a unanimous vote followed.

b. Preliminary/Final Minor Subdivision & Lot Addition Plan Overlands of Matthew & Rebecca Small and Christopher Carr Plan #20-11

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Subdivision Plan for Matthew and Rebecca Small and Christopher Carr proposes to subdivide Lot 1A (0.278 acres) from Lot 1 and combine it with Lot 3 as an add-on lot. Presently Lot 1 stands at 1.173 acres and Lot 3 has a total area of 0.274 acres and is a non- conforming lot. With the addition of Lot 1A into Lot 3, Lot 3 will now have a total area of 0.551 acres and Lot 1 will be reduced to a total area of 0.895 acres.

The site is in the Residential Low Density (R-1), zoning district will be served by public sewer and private supply.

1. [SLDO: 180-403]- The applicant is requesting a waiver of the requirement to provide a Preliminary Plan.

We do not believe that the applicant requires a waiver for this requirement as the applicant has the discretion to submit the plan as a Preliminary /Final plan per SLDO [180-301]. The plan should be re-labeled as a Preliminary /Final plan should the applicant wish to re-submit as such.

2. [SLDO: 180-404.C.5/8]- The applicant is requesting a waiver of the requirement to provide all existing natural features, man-made structures and existing contours on the property and extending a minimum of 100 feet beyond the property's boundary.

We support this waiver request as sufficient detail is provided to support the intent of the plan.

3. [SLDO:180-404.E.16]-Upon approval, provide an electronic file of the complete plan set and any other technical plans on a compact disk (CD) in accordance with Section 180-308.
4. [SLDO:180-1105]-The applicant shall pay all required fees prior to recording the plan.
5. [SLDO: 180-403E.1]- Provide all signatures prior to final approval of the plan.

Stated if there were any questions from the Commissioners regarding this plan. Mr. Kline questioned if the Lower Paxton Staff was in support of the waivers, since they were not reviewed.

Mr. Chris Hinkle, Burget & Associates Inc., was present to represent the plan. Mr. Hinkle stated he received the County comments at 3:30 pm today, however the utilities and the parcel will be addressed on the plan.

HRG Comments-

Mr. Hinz stated that the revisions were not reviewed, however the additional waivers they will support.

Ms. Schaefer made the recommended approval to move the motion of the Preliminary/Final Minor Subdivision & Lot Addition Plan Overlands of Matthew & Rebecca Small and Christopher Carr Plan 20-11 with subject including the 5 waivers and the letter submitted July 30, 2020. Mr. Hamilton seconded the motion, and a unanimous vote followed.

Public Comments

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

Next Regular Meeting: September 2, 2020

The next regular Planning Commission meeting is scheduled for September 2, 2020.

Adjournment

Mr. Grove made a motion to adjourn the Lower Paxton Township Planning Commission meeting. Mr. Hamilton seconded the motion and the meeting was adjourned at 7:30pm.

Sincerely submitted,

Michele Kwasnoski
Recording Secretary

