

Lower Paxton Township Planning Commission

Meeting Minutes

September 2, 2020

Virtual Meeting

Commissioners Present

Fredrick Lighty
Doug Grove
Lori Staub
Lisa Schaefer
Jeff Kline
Kurt Meade (alternate)

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Jason Hinz, HRG, Inc.
Andrew Bomberger, D.C. Planning Commission
Mark Kurowski, K & W Engineering
Ralph Miller, Dauphin County Vo-Technical School

Call to Order

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

Pledge of Allegiance

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

Approval of Minutes

Mr. Lighty asked if there were any questions or changes to the August 5, 2020 Lower Paxton Township Planning Commission Meeting minutes. Mr. Grove made a motion to approve the August 5, 2020 Lower Paxton Township Planning Commission Meeting minutes. Mrs. Staub seconded the motion and a unanimous vote followed.

New Business

- a. Preliminary/Final Land Development Plan Storage Building for Dauphin County Technical School Plan #20-13

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/ Final Land Development Plan Storage Building for Dauphin County Technical School proposes to construct a 3,200 square foot storage building over existing pavement within the current school property. The accessory structure will be utilized for storage. No new impervious area will be added to the lot.

The site is located in the IN Institutional District and is served by public water and sewer. The storage building however will not be served by water or sewer.

The applicant requests the following waiver

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

As a proposed project is for an accessory building with no major development and located in the rear of the property behind the existing school, we are respectfully requesting that the requirement for street trees be waived for this project. The proposed frontage also has power lines that run the whole front of the property that would make the planting of trees not feasible.

Mr. Gehret asked if there were any questions from the Planning Commission. The staff questioned the additional waiver request. Mr. Gehret stated that he was in favor of the added waiver and that it could be discussed this evening. Mr. Lighty questioned the street trees, 1 every 50 feet in front of the Dauphin County Vo-Technical School. Mrs. Staub questioned the storage building is at the rear of the property? The question of street trees where the overall site is located?

Mr. Mark Kurowski, K&W Engineering and Mr. Ralph Miller, D.C. Vo-Technical School, are present to represent the plan. Mr. Kurowski stated that 2,000 square feet is quite a few trees at the rear of the lot and the rear of the existing building. That is why a waiver request is proposed.

Mr. Lighty stated what kind of material will be stored in this building. Mr. Miller stated that the building will house group equipment and vehicles.

Mr. Kline stated that this storage building will be constructed on existing pavement, no new pavement will be added. Mr. Kurowski stated that that is correct no new pavement will be added.

Mr. Hinz stated that advocating trees required small nature to be proposed, a deferral would be beneficial to the Township to utilize sidewalks, use full shade going to Shadebrook, the soccer fields. The challenges to the trees being put in are the powerlines. The powerlines being underground for street trees could be considered for the future. This has not be discussed as of yet. Mr. Lighty questioned a deferral until? Mr. Hinz stated until anything happened with the utility lines or the Board of Supervisors are contacted.

HRG Comments

Mrs. Staub stated that on Fairmont Drive and Shadebrook have trees but not on the side of the school? Mr. Hinz stated that young trees start at the Union Tunnel Rd. The shade trees provide shade on property that would be left wide open otherwise. Mr. Lighty stated that with the sidewalk to favor street trees, however Vo-Technical School is an open space with the lack of trees. This is a big expense if deferred to the future because of the large storage shed. Mr. Kline stated 2,000 square feet is 40 plus trees. Mr. Grove stated that there is no need for a deferral because there are no plans for underground utilities.

County Comments

Mr. Bomberger stated to get the site and the vicinity of the site on the full plan.

Public Comments

Mr. Gehret stated that there were no public comments submitted.

Mr. Kline made a motion to recommend approval of Preliminary/Final Land Development Plan Storage Building for Dauphin County Technical School Plan #20-13 to include the waiver of planting 40 street trees on the Vo-Tech frontage and with the comments from HR, County and Staff comments. Mr. Grove seconded the motion and a unanimous vote followed.

b. Preliminary/Final Land Development Plans Life Storage Facility- 958 Peiffers Lane Plan #20-14

Mr. Gehret stated that the Lower Paton Township Planning Commission has received the following information on the Preliminary/Final Land Development Plan for the Life Storage Facility proposes to redevelop a portion of the storage facility on their 4.5 acre lot located at 958 Peiffers Lane. The project will consist of demolishing two existing single-story buildings that contain over 80 storage units and replacing those buildings with a three-story building that will contain 235 storage units.

Additional improvements will consist of two small parking areas added to the North and South of the proposed building and the relocation of the access driveways to the southern end of the site.

The site is in the General Industrial Zoning District and is currently served by an on-site well and septic field. As part of the redevelopment the proposed building will be connected to public water and sewer.

The applicant requests the following waivers

1. [180-403.C.4 & 180-404.C.4] The applicant is requesting a waiver of the requirement to show existing natural features a minimum of 100 feet beyond the property's boundary.

We support this waiver request as the plan provides sufficient detail to be properly reviewed.

2. [180-403.C.5 & 180-404.C.5] The applicant is requesting a waiver of the requirement to show existing man-made features a minimum of 100 feet beyond the property's boundary.

We support this waiver request as the plan provides sufficient detail to be properly reviewed

3. [180-403.C.8 & 180-404.C.B] The applicant is requesting a waiver of the requirement to provide existing contours a minimum of 100 feet beyond the property's boundary.

We support this waiver request as the plan provides sufficient detail to be properly reviewed.

4. [180-515.G.1] The applicant is requesting a waiver of the requirement that a registered Landscape Architect seal the Landscape Plan.

We support this waiver request as very few plantings are required for this plan.

Additional Waivers requested September 1, 2020

5. [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.
6. [180-515.E.2.c] The applicant is requesting a waiver of the requirement that no more than 25% of one species of tree shall be planted as street trees within a development.

6 trees different species, 2 species at 3 each.

Mr. Gehret stated if the Commissioners had any questions. Mr. Grove questioned the plan and some references to the parking spaces per storage unit. Mr. Gehret stated that on the County memo there is 1 to every 25 units. Mr. Grove stated with that requirement on the plan will that limit the parking space, adding 150 units in the building every 25 units. There will be 10 parking space for the new building. Mr. Gehret stated that the U Store, Land Development Plan of 1992, and the extension of the I & H Storage building, is 1 space per 1,000 square foot. It was grandfathered in the new redevelopment with the ordinance. Mr. Lighty stated that where is parking anywhere on the property. Mr. Gehret stated that there is drive up to the units.

Mr. Doug Gosik and Dan Swartz were present to represent the plan. Mr. Gosik stated that they are trying to make the storage building visible from I-83, and improve the site and beautify the site by shifting the building to the south end of the property. This gives the southern parking shows the business site. The northern site is for people with property and the employees. The northeast corner is a secure point at will avoid impact on Peiffers Lane.

Mr. Gosik stated that the site will use public water and sewer which is a positive project. Mr. Gosik is requesting a waiver to the county comments requesting a sidewalk on Peiffers Lane. Mr. Lighty stated that the waiver must be summited in advance and in writing. Mr. Hinz stated that there is sidewalk on the side of the hotel but nothing on the south side. Mr. Grove stated not a lot of pedestrian traffic this area is dangerous to walk. Mr. Lighty stated that this is a straight away and would not recommend pedestrian traffic. Ms. Schaefer stated where would the pedestrian traffic come from? Mr. Gosik stated that pedestrian traffic would probably come from the hotel, not that direction it is industrial businesses. Mr. Kline stated that pedestrian traffic would come north to the rink.

Mr. Grove stated that the lighting plan, looks like wall packs, need to be useful. Clarify the indication for the free standing, systematic full cutoff, not manufacturers. The lighting on the buildings are they in compliant with our coding and full cut coding. Mr. Gosik stated he would verify with the supplier.

Mr. Kline stated that building C is single level, with A&B creating a 3 story with the back being 40-48 feet. Mr. Gosik stated that 38 feet high on Peiffers Lane. The middle of the building is loading/unloading, with an elevator to the second and third floor. There are condition spaces being added that are not already there. Mt. Grove stated that that is nice for the customers.

HRG Comments

Mr. Hinz is supportive of all the waivers.

County Comments

Mr. Bamberger's comments on the waivers. There is no issue on the sidewalks. The Zoning Ordinance should be improved with the parking and check with the Solicitor about 1992 or grandfathering in the rest of site for meeting the parking requirements , and if a variance needs to be developed, currently a blanket waiver consistent.

Mr. Lighty questioned Mr. Gehret of the 3-story building would meet the compliance of 1,00 square feet per building area, with current ordinance. Mr. Bomberger stated that distributed thru the site with the other units it will not comply with the ordinance of the number of units per building. Mr. Gosik stated that the number of smaller and larger units fluctuate.

Mr. Gehret stated that the ordinance is 1 parking space per 25 units, it does not matter the size just the amount. Anyone that is going to the storage unit can drop off and pick up approach is the practical application. Make sure it complies with the Zoning Ordinance. Mr. Lighty stated to Mr. Gehret to research that Zoning Ordinance.

Mr. Bomberger stated to add the height of the building to the plan.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Land Development Plan for Life Storage Facility- 958 Peiffers Lane Plan #20-14; to recommend the approval of the (6) waivers and also the waiver request of sidewalks and street trees to be submitted in writing, with the subject to any other comments on the plan. The review of whether parking with the existing storage building is grandfathered and if it is not than subject to a variance with the Zoning Hearing Board. The Planning Commission would agree with that. Mr. Kline seconded the motion and a unanimous vote followed.

Public Comments

Mr. Gehret stated that no public comment was submitted.

Next Regular Meeting: October 7, 2020

The next regular meeting of the Lower Paxton Township Planning Commission is scheduled for October 7, 2020 at 7:00pm.

Adjournment

Mr. Grove made a motion to adjourn the Lower Paxton Township Planning Commission meeting. The meeting was adjourned at 7:50pm.

Sincerely Submitted,

Michele Kwasnoski
Recording Secretary

