

Lower Paxton Township
Planning Commission

Meeting Minutes

February 03, 2016

Commissioners Present

Fredrick Lighty
Douglas Grove
Roy Newsome
Lori Staub
Lisa Schaefer
Dianne Moran

Also Present

Nick Gehret, Lower Paxton Codes Officer
Jason Hinz, HRG. Inc.
Andrew Bomberger, DCPC

Call to Order

Mr. Lighty called the regular 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

Ms. Schaefer led recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Lighty asked if there were any questions or changes for the Minutes of January 06, 2016. There was one correction on the Comprehensive Plan, it is Google Docs. Mr. Newsome made a motion to approve the January 6, 2016 Planning Commission meeting minutes, as corrected. Mr. Grove seconded the motion and a unanimous vote followed.

New Business

Preliminary/Final Land Development Plan for 4920 Jonestown Road Plan #15-29

Mr. Gehret stated that the Township has received the preliminary/final land development Plan for 4920 Jonestown Road proposing to construct a 4,020 S.F. commercial building that will be used as a retail store. The existing structure on the lot will be razed. Associated with the construction of the new building will be a reconfiguration of the existing parking lot to provide throughway access that has been previously closed-off to through traffic. The proposed site plan decreases the impervious coverage of the site for a net decrease of 1,138 S.F, for a decrease of 5.5% impervious coverage. A stormwater

management plan will not be required with this plan. The lot is comprised of 1.027 acres and is located within the Commercial General (CG) Zoning District. The lot is served by existing public water and existing sewer.

Zoning Approval:

The existing use of the building is a restaurant which is permitted use in the CG, Commercial General. The site has several pre-existing, non-conformities. The current site has a total impervious coverage calculation of 92.3%. The proposed plan decreases the impervious coverage of the pre-existing, non-conformity to 87.8%. This is still over the permitted impervious coverage, but a decrease from the existing site coverage.

The applicant received two variances for this plan. At a meeting on October 22, 2015, the Lower Paxton Township Zoning Hearing Board granted variances for Section 307.A Rear Yard Setback Requirements and Section 603.C Aisle Requirements for Off Street Parking.

The Township Solicitor, Steve Stine, agreed with the interpretation of Charles Suhr, attorney for Point Five Development, that the existing pavement in the front of the parcel (adjacent to Jonestown Road) could remain as it is currently. The existing condition of the parcel has paving into the required 30' planting strip.

Waivers:

[SLDO: 180-507.E.2]- The allowable lighting spillover of 0.5-foot candles onto adjacent commercial property is exceeding along the eastern, northern, and western property boundaries.

The proposed lighting design shows a maximum spillover of 1.3-foot candles onto the adjoining properties, exceeding the allowable increase of 0.5-foot candles. We are submitting a waiver request based on the following rationale.

- The adjoining lots are currently illuminated for commercial use. The excess lighting is negligible in comparison to the existing lighting already on the adjoining sites.
- The lot to be redeveloped is existing non-conforming lot with regards to township regulations. The minimum lot size required is 30,000 square feet. The property is 9,204 square feet short of the minimum allowable lot area. This makes it nearly impossible to comply with the township regulations while providing adequate site lighting.
- The proposed lighting has been configured in a manner to achieve the required 0.5-foot candle average across the site while minimizing the amount of spillover.

[SLDO: 180-403.C. 11] - The applicant has requested a waiver for the requirement to provide adjoining property owner information, accurate within one-year, on the plan. The most current adjacent property owner information exceeds a one-year record.

We support this waiver. The applicant has documented the most current property owner information that is available to the public on the plan.

[SLDO: 180-504.A.] - The applicant has requested a waiver for the requirement to provide a drainage easement associated with the proposed stormwater management facilities to be located on adjoining property.

We support this waiver. The applicant has obtained a construction easement from the adjoining property owner to install the facilities, and a permanent drainage easement will be pursued with the adjoining property owner in the future should they submit any subdivision/land development plans.

[SLDO: 180-515.C.3]- The applicant has requested a waiver of the requirement to provide a 5ft. wide landscaping strip along the perimeter of the parking areas.

We support this waiver. Due to limitations of the lot and the configuration of the existing access drives to S.R. 022, the applicant has provided a 3 ft. wide vegetated strip along the western portion of the parking lot perimeter, and has proposed a planted vegetated strip, to be shared with the adjoining property owner to the east, along the eastern portion of the parking lot perimeter. The correct number of trees and shrubs required by the ordinance have been proposed.

[SLDO: 180-515.G.1] – The applicant has requested a waiver from the requirement that the Landscaping Plan shall be sealed by a Professional Landscape Architect.

We support this waiver. The plan proposes the development of a single lot and addresses all necessary landscaping requirements mandated by the Ordinances. In lieu of the plan being sealed by a Professional Landscape Architect, the applicant shall submit the Landscaping Plan to the Township Shade Tree Commission for review and concurrence. Documentation of such review and concurrence shall be provided.

Mr. Brian T. Evans, P.E., Evans Engineering Inc., was here representing the plan. Mr. Evans discussed the waivers.

Mr. Newsome questioned the parking lot and some issues with circulating the building. Mr. Newsome proposed parking in the front of the building with traffic going east not west. Mr. Evans stated that the traffic now goes west and exits back on Jonestown Road, that you cannot circulate the building. Mr. Newsome does not like turning left but likes circling the building. Mr. Grove stated he did not like the solution, he questioned the full circulation with parking in the east direction and not circulating the western side. Mr. Evans stated that the employees would be parking on the western side of the property. Mr. Grove questioned the eastern lot parking and Mr. Newsome stated that it was a point of conflict.

HRG Comments-

Mr. Hinz questioned the lighting waiver. He stated to notify adjacent property owner of the suggested lighting spillover. Mr. Hinz stated that under the administrative comments, the developer will need a certificate of occupancy.

Ms. Moran made a motion to recommend approval of the Preliminary/Final Land Development for 4920 Jonestown Rd. Plan # 15-29 with the approval of the five waivers and adding the fifth waiver to the plan sheet and the comments. Mr. Grove seconded the motion and a unanimous vote followed.

Mr. Gehret stated that the Lower Paxton Township had received the Preliminary/Final Subdivision Plan for Kimco Realty Corporation, Jonestown Road and Devonshire Road proposes to construct a 3,825 SF restaurant within the northern parking lot of the existing shopping center. The proposal will consist of associated parking, landscaping, utilities and lighting necessary to support development.

The site is located in the Commercial General (CG), zoning district and is served by public sewer and water supply.

Special Exception: The following Special Exceptions were granted on September 24, 2015 by the Zoning Hearing Board.

1. Section 601(A) of the ordinance sets forth the criteria for calculating the required number of parking spaces for commercial properties. Under these regulations, 878 spaces are required for the existing retail space and proposed uses.

The board finds that the parking which is provided will be sufficient. The property has a long history of use and the adequacy of the existing parking has been well demonstrated. In addition, the applicant has provided a parking study which accounts for the proposed new use.

2. Section 602 (F) of the ordinance grants to the board the power to grant a reduction in the required number of parking spaces where the applicant proves that a lesser number is sufficient.

Granting the special exception will not have adverse effects upon the general welfare. Rather, it will allow the redevelopment of a distressed property with new investment. The breakup of the vast existing parking lot will improve the appearance of the property.

Mrs. Staub questioned if there were any waivers and requested, and, if there are waivers, they should be in writing with justification provided. If approved, the waiver should also be put into the plan.

Mr. Joel Dellicarpini, R.L.A., Bohler Engineering, was here representing the plan. He discussed that this property is going to be a fast/casual restaurant with a subdivision lot line. The parking is setback and added landscape island. The improvements are to improve the shopping center.

Mr. Dellicarpini questioned a sidewalk waiver due to Hampton Court Road does not allow for sidewalk and Park Chester Road has no room for a sidewalk, however they will provide street trees and enhance the landscaping.

Ms. Schaefer questioned handicap parking, now two spaces are provided and there needs to be four handicap parking spaces.

Mr. Grove questioned the lighting plan. The contours of indicated amount of light was questioned, also new fixtures across the parking lot. Mr. Dellicarpini stated that with half a shield the whole complex would be 29,000 watts with new LED photometric lights.

HRG Comments-

Mr. Hinz stated that the plan needed an updated version, street trees on the entire lot. Mr. Dellicarpini answered that there are trees now existing.

Mr. Hinz stated the handicap ramps need to be updated and to meet current ADA and PennDOT RC regulations. The lighting plan needs updated and the adjacent property owners should be notified of existing spillage. A traffic impact study shall be provided. A possible left hand turn lane on Devonshire Road that turns west to Gander Mountain which would be a safety improvement.

Mr. Hinz also stated that the General Comment #4 should be withdrawn, which pertains to the existing paved areas.

- a. [ZO: 603.H.2] - Portions of the paved area setback have been encroached upon by the existing development
- b. [ZO: 602.B.2] - Minimum aisle width should be demonstrated on the plan for the entire Lot 1 parking area.
- c. [SLDO:180-515.C.1]- There are greater than 20 parking spaces located within a single row without the use of landscaped parking islands and verification should be provided that at least 5 percent of the entire parking area is dedicated to interior landscaping.
- d. [SLDO:515.C.3]- A minimum 5 ft. wide landscaped area containing one tree per 50 ft. and two shrubs per 50 ft. along the perimeter of all parking areas should be provided.

County Comments-

Mr. Bomberger stated that a waiver for sidewalks needs to be put on the plan.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision and Land Development for Jonestown Road and Devonshire Road Plan #15- 30 with the waiver of sidewalks and subject to meeting all the comments. Mr. Newsome seconded the motion and a unanimous vote followed.

Preliminary/Final Subdivision Plan for 6305 Allentown Blvd

Mr. Gehret stated that Lower Paxton Township received the Preliminary/Final Subdivision Plan for 6305 Allentown Boulevard proposes to subdivide a portion of the proposed Lot 2, belonging to Hayden Dauphin Associates LP (35-034-043), creating temporary Lot 1A to be adjoined with proposed Lot 1, belonging to Hayden Dauphin Associates LP (35-034-034) ultimately removing an existing lot line from the building area on Lot 1. The two subject lots are existing non-conforming lots. This plan will not increase Lot 1 from 2.755 acres to 3.329 acres and decrease Lot 2 from 3.446 acres to 2.872 acres. The impervious coverage of the site will have a net decrease. A stormwater management plan will not be required with this plan. The total combined lot area of Lot 1 and Lot 2 is 6.201 acres and will remain the same with this line adjustment. The property is located within the Light Industrial (LI) Zoning District. The lot is served by existing public water and existing sewer.

Waiver Requests:

1. [SLDO: 180-403. C. 4&8]- The applicant requests a waiver of having to show all existing features and contours extending 100 feet beyond the property line due to the minor nature of the lot line adjustment and the fact that no construction activities are proposed.
2. [SLDO: 180-508.a1 & 180-509]- The applicant requests a waiver of the requirement to install sidewalks and curbing along the frontage of the subject properties given that the plan only involves lot line adjustment for conveyance purposes, is very minor in nature, and does not propose the creation of new building lots or any construction activity. Furthermore, the frontage roadway is a PENNDOT road and the costs associated with the installation of these facilities including drainage improvements, design and permitting would be prohibitive and disproportionate relative to the nature of the plan.

Additional Waiver Request (Request letter dated 1/26/2016)

3. [SALDO: 180-515 E.1. - Street Trees]- The applicant is requesting a waiver for street trees given that the plan only involves one (1) lot line adjustment, is very minor in nature and does not propose any construction activity or other improvements. It would be most appropriate to address any street tree requirements as part of any future land development activity when other improvements are contemplated.

James S. Snyder, P.E., Snyder, Secary & Associates, LLC. , was here representing the plan. Mr. Snyder commented on the waiver for surveying 100 ft. and the curb and sidewalk at the frontage of Jonestown Road. Lot 1 will be made larger and Lot 2 will be made smaller.

Mrs. Staub stated the four waivers: curb, sidewalk, the surveying 100 ft. and the street trees should be listed on the plan. She questioned if the public water lines were listed on the plan. Mr. Snyder stated that the water lines were not shown on the plan, but that they would be added to the plan.

HRG Comments-

Mr. Hinz commented on the plan presentation, parking for each lot, non-conformities be listed on the plan, location of covenants on plan, also to provide a wetland study.

County Comments-

Mr. Bomberger stated signatures were needed.

Mr. Newsome made a motion to recommend the approval of the Preliminary/ Final Land Subdivision Plan for Hayden Dauphin Associates, L.P. 6305 Allentown Blvd Plan # 16-03, subject to the waiver requests and comments. Mrs. Schaefer seconded the motion and a unanimous vote followed.

Comprehensive Plan Discussion

A brief discussion on the Lower Paxton Township Comprehensive Plan on how this is going to work with updating the plan and the changes in the body of the text using Google Docs. The goal for next month was to practice learning and up to chapter 2.

Next Meeting March 2, 2016

The next Lower Paxton Township Planning Commission Meeting will be March 2, 2016 at 7:00pm.

Mr. Grove made a motion to adjourn the meeting. Mr. Newsome seconded the motion. Meeting adjourned at 8:25pm.

Sincerely submitted,

Michele Kwasnoski
Recording Secretary