

Lower Paxton Township
Planning Commission

September 7, 2016

Commissioners Present

Fredrick Lighty
Steve Libhart
Douglas Grove
Roy Newsome
Lisa Schaefer

Also Present

Nick Gehret, Lower Paxton Township 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

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

Approval of Minutes

Mr. Lighty asked if there were any questions or changes for the minutes of August 3, 2016. Mr. Newsome made a motion to approve the August 3, 2016 Planning Commission Meeting minutes. Mr. Grove seconded the motion and a unanimous vote followed.

New Business

Preliminary/Final Land Development Plan for Infinity Charter School

Mr. Gehret stated that the Lower Paxton Township had received the Preliminary/Final Land Development Plan for 5405 Locust Lane proposing to construct a new addition to the existing 4,000 square foot building and renovate the existing building to create a new use as a charter school. This school will serve grades K-8 and is expected to have a capacity for 256 students and a staff of 30. Bus transportation will be provided for students. Associated with the construction of the new addition and existing building will be additional impervious coverage with site improvements including playgrounds. The lot is comprised of 5.86 acres and is located within the Commercial Neighborhood (CN), R-1 AND R-2, Zoning Districts. The lot is served by existing public water and existing sewer.

This plan was tabled at the June 1, 2016 Planning Commission Meeting to allow the applicant to resubmit plans addressing traffic concerns.

The applicant requests the following waiver:

[SWMO: 170-301.R]- The applicant is requesting a waiver of the requirement that roof drains shall not be connected to storm sewers. A roof leader has been designed to discharge directly to an inlet that will convey runoff directly to the proposed stormwater management basin (A), therefore the roof leader discharges to the closest available junction prior to reaching the system. The direct connection ensures the roof area reaches the basin. It also ensures runoff does not flow directly across sidewalks and parking space areas causing ice and slick conditions for students and staff during winter months.

We support this waiver request.

Subdivision and Land Development Ordinance:

[SLDO: 180-601]- We have reviewed the revised Traffic Impact Study (TIS) and find the study to be acceptable. We have no further comments. Note that the TIS recommends timing changes at the signals along the Locust Lane corridor and shoulder upgrades near the site driveway. Please update the Land Development Plans accordingly to reflect these proposed improvements, if acceptable to PennDOT.

Mr. Brent M. Detter, RLA, with ELA Group, Inc. was present to represent the plan. Also present was Matt Blaylock with Infinity Charter School and Mark Henice with the ELA Group representing traffic.

Mr. Grove questioned page 10 on the June plan discussing landscape and lighting. The image shown for light fixtures and overhead lights, LEDs, angle full cut off fixtures. Mr. Detter was not sure he will contact the electrical engineer and get back to see if it is full cut off fixtures. The luminaire schedule is single and doubleheads. There are four single head/ four double head. Make sure they meet the ordinance requirements.

Mr. Newsome stated that there are traffic concerns. Mr. Henice stated that Ms. Gausman the Director/CEO, submitted a letter regarding the traffic patterns around the school and that staff will be helping the students with crossing and that the students' safety is a primary concern of the school. Mr. Lighty questioned the number of buses? Mr. Henice stated that there would be 144 buses and cars in the morning entering and 127 exiting, with 127 exiting in the afternoon.

Mr. Lighty questioned the PennDot study. He stated that he did not receive a copy of the study before tonight's meeting and would have liked to receive one. One concern is Rosewood Drive interacting with your site. Mr. Henice stated that the off set to the left, left turning traffic is not crossing. The question is will the right turning traffic out of Rosewood Drive look to the school? Ms. Schaeffer also questioned the right out of Rosewood, going left onto Locust Lane, lucky if they look right. Also, the crosswalk across driveways. There should be some kind of signage for a crosswalk. Mr. Detter stated that there are already sidewalks which are going to be replaced, to the east/west new curbs and straightening is occurring. This is definitely a off set intersection which is uncommon in Lower Paxton Township.

Mr. Lighty questioned the concern for signage for school zone such as flashers, and a sign reduced speed school zone. These are questions to be looked into especially with no walkers to school as of this time. Mr. Detter will submit study and school sign documented they also have a sign for walkers. Mr. Grove questioned what happens with no walkers and in future years there are walkers is the school required to put up school zone signs? Mr. Detter said it is not a PennDot requirement. What can we do now? Mr. Lighty questioned the usage of School Crossing Guards. We are looking at the school safety concerns and the possibility to make everything safe.

HRG Comments-

Mr. Hinz questioned where are you proposing the shoulder of the north side of Locust Lane, the utility poles, and how to off set to the edge of the shoulder? Mr. Hense replied that they are not opposed to that and can cut down to one foot, and questioned the lines on the poles? Mr. Hinz suggesting placing the lines underground, or the owners can move the poles back. How receptive are the owners to set the poles back or place designated utilities underground. The shoulder improvement is to allow the left turn into the school off of Locust Lane.

Mr. Bomberger questioned the traffic letter with concerns for bike routes and is there a designed bike space for a bike rack? Mr. Hense answered in the front of the building.

Public Comment-

Bill Bostic, 6204 Elmer Ave., with SWAN, questioned that they are dealing with the existing property and building with the set up of cars going in and out of the property. Mr. Lighty answered it used to be a health food store which was accident free.

Mr. Black stated that a possibility may be to hold an Open House to the neighborhood of the school and discuss what they are doing. Conduct a traffic study in the morning and the afternoon to reevaluate the right hand turn out of Rosewood Drive.

Commissioner Comments-

The Planning Commissioners discussed that it needed to be added conditional school warning not school zone and to investigate full set backs and all the other conditions discussed.

Mr. Libhart made a motion to move the Preliminary/Final Land Development Plan for Infinity Charter School with all the conditions in writing and two conditional comments:

1. Apply for school warning signs
2. Full set backs with the owners of the poles

Mr. Grove seconded the motion with a unanimous vote followed.

Comprehensive Plan Discussion

No Update.

Next regular meeting : October 5, 2016

The next Lower Paxton Township Planning Commission Meeting is scheduled for October 5, 2016.

Adjournment

Mr. Newsome made a motion to adjourn the meeting. Mr. Grove seconded the motion, and the meeting adjourned at 7:45pm.

Sincerely Submitted

Michele Kwasnoski
Recording Secretary