

Lower Paxton Township
PLANNING COMMISSION

MEETING MINUTES

October 02, 2013

COMMISSIONERS PRESENT

Fredrick Lighty
Ernest Gingrich
Roy Newsome
Dennis Guise
Douglas Grove
Robin Lindsey

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer
Stephen Fleming, Township Engineer, HRG. Inc.

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE TO THE FLAG

Mrs. Robin Lindsey led the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Lighty asked if there were any corrections or questions on the May 01, 2013, June 05, 2013 and July 03, 2013 minutes. Mrs. Lindsey made a motion to approve the meetings minutes from May 01, 2013, June 05, 2013 and July 03, 2013, 2013. Mr. Grove seconded the motion, and a unanimous vote followed.

NEW BUSINESS

**Special Exception Request for New Hope In Brethren in Christ Church Building Expansion Project
SE-#13-01**

Ms. Moran stated that The New Hope in Christ Church has submitted an application for a Special Exception that proposes a building expansion of 6,264 square feet. The addition will provide space for six classrooms, a multi-purpose meeting room and an office. Correspondence from the applicant detailing the special exception request has been attached.

Paula Leicht from Mette, Evans & Woodside, Attorneys at Law, is here representing this application. Mr. Brett Sopen from Skully also represented, as well as Dan Bailey representing the church. Mrs. Leicht speaks for The New Hope Church for the Special Exception Request of Expansion as described is for the expansion of the existing building for additional classrooms

primarily and an office also the plans include 624 square foot patio area under roof. The Application looks at the ordinance of 306.B.1 (c), where the place of worship are permitted by special exception in the R1 district, on Colonial Club Drive and butts up against I 81.

If the Commission has preference I will run down the criteria for the application to demonstrate how the plan fits the criteria for section 402.A (38). For specific criteria use.

The first criteria Minimum acreage of 2 acres and we have 14.67 acres.

- 38 b-indicates that weekly meeting rooms are permitted in a place of worship as accessory usage.
- 38c-requires to include dwelling units we are not intending to build any on the property
- 38d-indicates a new place of worship it is an existing place of worship
- 38e-requires that there is a minimum building cut back and lot line dwelling of 60 feet if you look at the plans we are well beyond the 60 feet of the residential
- 38f- talks about new parking, we are not proposing any new parking.

Mr. Lighty asks if there is enough parking. Mrs. Leight answers to their understanding. This is going to take pressure off the main sanctuary building by using the multi-purpose room at the same time as the sanctuary is being used.

General Criteria section 116-c-(1-7) is written out in the handout.

Mr. Newsome has a minor request, you indicate there are a couple of modular units that are existing what are happening to those?

Dan Bailey answers that there are 2 modular units being used for the Elementary children and with children's program expanding, the church wants everyone in a secure section. Mr. Lighty asks if the modular are staying. They will stay and be storage units.

Mr. Newsome's next question was regarding the Fire Protection. Is the sanctuary sprinkled and will the new part will be? Yes was the answer. What is the fire protection of the modular and are they sprinkled. No the modular are not sprinkled. Mr. Newsome asks where the fire hydrants are. The nearest fire hydrants is out front of the property on the Northeast corner across from the Pegliese property. Mr. Sabin discusses the connection with the fire department and having the connection on the building itself.

Mrs. Lindsey asks Mr. Bailey of the future of the multi-purpose room and if he would be renting it out to the public for revenue, she was curious for the traffic perspective. He answers that it is a possibility but the facility is used every day and the traffic would not change.

Mr. Lighty asks if there are any questions.

Mr. Newsome made a motion to recommend approval of the plan, for the Special Exception Request for New Hope In Brethren in Christ Church Building Expansion Project SE-#13-01. Mr. Grove second the motion, and a unanimous vote followed.

Mr. Lighty states that the Special Exception for Bishop McDevitt Parking needs more time.

Dianne Moran states that the Township has received a plan for the development of Lot 5E of Olde English Gap Professional Park. A twenty-three thousand three hundred twenty-three (23,323) square foot two-story medical office building is proposed. The property consists of 2.88 acres and is located at the northwest corner of the intersection of Londonderry Road and Sir Thomas Court. The property is zoned BC, Business Campus Zoning District and will be served by public sewer and public water. The Applicant has requested a waiver to provide a preliminary plan submission to Staff. The comments from Police, Fire and HRG. Are included in the packet.

Mrs. Pamela Fisher, firm Land Design and Division of Carlisle, is here to represent the plan.

Mr. Lighty asks Mrs. Fisher if she received a copy of the comments on Traffic, Police Fire, County? She stated yes. He asks if there are any comments in which to address. Mrs. Fisher states she also GHG comments. I don't know if I got the verification on the height of the canopy, everything seemed documented.

Mr. Steve Wise, from S.M. Architects in Lancaster, states that 13.6 adheres to the fire rescue for the canopy. The water service is a 6" fire line to site separate from the domestic. A fire department connection right now we propose to a proper connections on the outside connection of sprinkler room which is on the Westside of the building. Mr. Newsome states that Mr. Wise was here when we previously discussed this. Currently our codes state that the fire department connections are legal sprinkled. Mr. Wise comments that we typically see that the system is in the building the specifically the department connected to the event has a quarter length building that department has to put a truck and energize the sprinkler system. Mr. Newsome asks if that is in our code. The answer is yes.

Mr. Lighty asks for questions from the Township Engineer, Steve Fleming. Mr. Fleming questions administrative procedure, one waiver on the storm water management, to submit in writing a report and that it is more of an interpretation.

County Comments- None.

Public Comments - None

Commissioner Comments-None

Mr. Guise recommends approval of the waiver request of the Preliminary/Final Land Development Plan and Stormwater Management Plan for the Arlington Group, Lot No.5-E Old English Gap Professional Park #13-14. Mrs. Lindsey seconds the motion, and a unanimous vote followed.

Public Comment-None

Commissioner Comment-None

Mr. Newsome wanted to report on the Montrose Develop and suggested the proposal go to the Park & Recreation Board to seek their support. Mr. Lighty questioned if they were looking for parks in that area, and Mrs. Lindsey wanted to know if it was an athletic park.

Mr. Newsome adjourned the meeting-Mr. Lighty second the adjourned meeting at 7:30pm.

The next Planning Commission meeting to be held on November 6, 2013.

Michele Kwasnoski

Michele Kwasnoski

Recording Secretary