

**Lower Paxton Township
Planning Commission**

Meeting Minutes
November 04, 2015

Commissioners Present

Fredrick Lighty
Roy Newsome
Doug Grove
Lori Staub
Steve Libhart
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

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

Approval of Minutes

Mr. Lighty asked if there were any comments on the October 7, 2015 Planning Commission Minutes. Mr. Libhart made a motion to approve the October 7, 2015 Planning Commission meeting minutes. Mr. Grove seconded the motion and a unanimous vote followed.

Election OF Vice Chairman

Due to the resignation of Mr. Guise, the Vice Chairman. Mr. Libhart made a motion to nominate Mr. Grove, to fill the vacated Vice-Chairman position, Mr. Newsome seconded the motion and a unanimous voted followed.

New Business

Final Subdivision Plan for Stray Winds Farm –Phase 2

Mr. Gehret stated that the Township had received the Final Subdivison Plan for Stray Winds Farm – Phase 2 which involves a total area to be developed of 18.968 acres of land, north and south of McIntosh Road and east of Crums Mill Road. The tract is zoned R-C Residential Cluster. This phase proposes 46 dwelling units on 20 Lots; 18 Single Family Units (lots 33-46 and lots 54-57), 10 Single Family Detached Planned Community Act Units (lot #4), and 18 Single Family Attached (townhouse) (lot #3). The lots will be served by public sewer and public water.

The Preliminary Subdivision and Land Development Plan 06-42 for Stray Winds Farm was approved by the Lower Paxton Township Board of Supervisors on May 14, 2007. A Phasing Plan Revision was approved by the Board of Supervisors on August 20, 2013 and recorded in Dauphin County June 3, 2015. Township staff has reviewed the plan and have the following comments:

Administrative Comments:

1. A Zoning Permit shall be required for each new residence as shown on the plan. [ZO:103.a.2]
2. A Certificate of Occupancy shall be required for the residences constructed.[ZO:103.A.3]
3. 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.[SLDO:180-404.E.16]
4. The plan has been reviewed by the Township Fire Marshall, SCEMS, Fire Chief and Public Safety and comments of the Traffic Safety Unit must be addressed.[SLDO:180-403.C.19]
5. The applicant shall pay all required fees prior to recording the plan.[SLDO:180-1105]
6. The applicant shall pay a fee in lieu of dedication of recreational lands.[SLDO:180-522.C]

Mr. Libhart questioned if the Fire Chief reviewed the plans. Mr. Gehret stated that Rich Needham, the Township Fire Chief, plus the chiefs review the plan.

Mr. Bob Fisher, with the RJ Fisher and Associates, was here representing the plan. Mr. Hinz recommended updating the pavement specs to the current standards. Mr. Fisher stated that he will discuss it with his client.

Ms. Moran questioned the landscaping on the plan. Mr. Fisher answered that the landscaping was moving ahead with walking trails, lighting and street trees. Ms. Moran stated that it needs to be shown on the plan for Phase II.

The County commented on the Phase II and cleanup of storm water. Mr. Bomberger questioned the lot the mansion sits on. Mr. Fisher stated that is a separate single family lot with a bridge and walking trail and the plan was modified to include the features.

Mr. Newsome made a motion to recommend approval of the Final Subdivision Plan for Stray Winds Farm- Phase II, subject to the comments and, requiring a new phasing map be prepared and presented to the Township, with details. Mr. Libhart seconded the motion and a unanimous vote followed.

Application for Amendment To The Zoning Map for Autumn Oaks Extended-
Proposed Ordinance 15-03

Mr. Gehret stated that the Township has received a rezoning request for two properties located to the east of the lands of Autumn Oaks off Patton Road and the west of Parkway West, Tax Parcel #s 35-004-694 and 35-004-030. The two properties are currently zoned AR, Agricultural Residential District. The amendment would rezone these two properties to R-1, Low-Density Residential.

The following are staffs comments:

1. As with all rezoning, it is important to review the surrounding zoning of the area to ensure compatibility of land uses. The subject parcels are abutted to the north by Agricultural

Residential, to the south by R-1, Low-Density Residential, to the east by Agricultural Residential, and the west by RC, Residential Cluster (Autumn Oaks).

2. The 2004 Comprehensive Plan's Future Land Use Map shows the area to be Rural Residential and Residential Use.

Mr. Gehret further stated:

1. The Dauphin County Planning Commission reviewed this matter on October 5, 2015. The County has found desirable and undesirable issues with the proposal and details those issues in the letter to the Board of Supervisors dated October 5, 2015.
2. On October 7, 2015 and November 4, 2015 a public notice appeared in The Paxton Herald indicating that the Board would conduct a public hearing and consider the enactment of Ordinance 15-03 on November 17, 2015.

Mr. Joel McNaughton, with The McNaughton Company, was here representing the Amendment. He was here a month ago and is requesting a map change from AR TO R-1 Low Density Residential. Mr. McNaughton stated that it is compatible with the surrounding area, the housing needs and official use of the property. The properties are 32 acres of frontage on Parkway West, with public water, public sewer and natural gas with underground utilities. These surrounding areas include Carrollton Estates, Forest Hills and Autumn Oaks.

The AG zoning can be developed as Open Space allowing ½ acre lots and 40%. RI Low Density zoning can be developed as open space allowing 10,000 sq. ft lots and 40% to open space. Continental Drive will be extended through Autumn Oaks, Parkway Farms to Parkway West, as an alternate to Linglestown Road. Mrs. Staub questioned the current density of Autumn Oaks. Mr. McNaughton stated that Autumn Oaks to the west is 130 acres to the 203 dwellings, less than two units per one acre.

County Comments

Mr. Bomberger questioned the clarification of public sewer and public water extension to site of Autumn Oaks. He also questioned the pipes on site and the gravity flow.

Ken Parmer, resident of 4292 South Carolina Drive, commented on being confused about the 1 ½ acre requirement or 65,000 square feet? He questioned Mr. Gehret on the overlay and the Open Space and that the common person cannot know what is going on. Making Continental Drive an alternative will make driveways on Continental Drive in Centennial Acres. When I moved in there were no driveways on Continental Drive. Why was the plan not followed thru? Mr. Palmer asked if the Township is receiving a grant to study Linglestown Road and he questioned the comprehensive plan. He questioned if the Township wants to keep the agriculture. He feels as though Continental Drive will become crowded with traffic when I81 and Linglestown Road is backed up.

Randy Staudt, 2702 Woodrow Ave., commented that the rear of his property is along Continental Drive. He stated that John DiSanto bought the golf course and eventually there will be a housing development. Mr. Staudts' concern also was diverting traffic thru the neighborhood when there is an accident on I 81, with the heavy traffic from Progress Ave to the Parkway. He also stated that the first twelve years he lived there, there were no driveways allowed from Forest Hills Drive onto Continental Drive. Mr. Staudt believes a traffic study is needed on Linglestown Road to improve or possibly widen the road.

Laurel, a resident of 2494 South Carolina Drive, commented on the families that live there with children and that it is mind boggling that there will be accidents and children getting hurt. She commented that Centennial Acres did not receive letters regarding this meeting. She stated that they do not need 54 more homes. She stated to Think Twice to the Future.

Cindy Storm, 2749 Keystone Drive, commented on the 54 lots the size which are about the size of the lots around Koons Park, not a good idea. She commented on the water tower and questioned if it could accommodate the 92 homes plus the new 54. The water tower needs to be looked into and where is the water coming from?

Diane Little, 2300 Parkway West, gave a handout expressing her concerns on the effects on the Paxton Creek Watershed, increased traffic on Parkway West, increased challenges for school busing, increased demands on Lower Paxton Police and Local Fire and Rescue Departments, and impacts to natural environments and habitats. Mrs. Little stressed her concerns on the safety of the roads.

Daniel Eby, 2739 Colonial Road, with his daughter, Gwenyith Eby, commented on McNaughton history "great power comes with great responsibility". He stated empty promises in the past. Mr. Eby described the conditions of the neighborhood and that there is a retention pond that is not being maintained and that he had to put up a fence and there are weeds growing in the property adjacent to his property. He stated there is a nice front but hiding the back. There is a park but the children cannot walk to it they have to be driven there. Mr. Eby's question was "why give McNaughton more beautiful property"?

John Frain, 2730 Woodrow Ave,-Centennial Acres, and stated that he did not get a letter regarding this meeting. He questioned the Comprehensive Plan and Continental Drive as a thru way, the need of a balanced community, and resource development.

John Packer, 1851 Parkway West, commented on family history and this family sold to McNaughtons'. Mr. Packer believes they have a long way to go before they are done with Autumn Oaks so why are they in a rush for permission that is not necessary. It is not practical to connect Continental Drive. There is no sight distance. He stated that they are not following the Comprehensive Plan regarding agricultural woods, there are 100 year old oak trees and we are running out of farm land. He stated that there are many issues that need addressed before moving forward. Mr. Packer stated that he objects at this point to the rezoning.

Michael Maulton, 2737 Colonial Road, commented on the neighborhood being quiet and he does not want a thru way going through the neighborhood. "Less is More".

Cathy Feber, 4296 Rhoades Island Court, commented on the backyard park and that Colonial Road to be a thru way. She questions how many children will have to be hit?

Debbie Evans, 2712 Keystone Drive, commented that she received a letter but nothing was stated that would bring her to the meeting. She had talked to a neighbor who had not received a letter. She sits on her porch at the corner of Continental and Keystone Drive and it is like a speedway. She is concerned about the quality of life and safety. She stated "Slow it Down and Less is More".

Cindy Storm, 2749 Keystone Drive, questioned if the 54 properties were going to have garages? Her concerns are with her daughter and, the retention pond, she was led to believe that the water would dissipate and it does not drain. The drain was not put in correctly and the County came out, it is a big

hole. It was not safely done or fixed. Now the first time buyers must purchase flood insurance at \$1,000 a year.

A resident at, 4319 Connecticut Drive, commented on the safety and turning the road into a thru way and that the housing costs will drop.

Jim Storm, 2747 Keystone Drive, commented on the retention pond and that Steve Frye has been out several time and that the pond needs redressed because of erosion. Mr. Libhart asked if the Conservation District was notified? Mr. Storm stated that Steve Frye has been out regarding the mosquito treatment also. His other concern was the making of an expressway out of a residential roadway.

Randy Staudt, 2702 Woodrow Ave., commented on traffic calming. Traffic is too heavy and not the quiet neighborhood he moved into.

Mr. Lighty explained the rezoning process to the audience and, if the request is approved by the Board of Supervisors, the plan will come back to the Planning Commission for review. The next step is a public hearing before the Board of Supervisors.

Mr. Lighty stated that the Lower Paxton Comprehensive Plan is old and that the Planning Commission is beginning the process of updating it.

Mr. Libhart stated the planning of any municipality has regulatory, edits and reviewed on a regular basis 5, 10 years planning documents, mile markers and wishes of the community. Leaving the Comprehensive Plan sitting on the self is of disuse. It is a necessity of a plan and a reality over time and plans need revised.

Mr. Grove stated that he agreed to the connectivity of Continental Drive. The flow traffic with commercial vehicles. The larger ones will stay away from such routes for safety and speed issues. The large commercial vehicles could not navigate on narrow streets and have balance of the streets. Safety is a stand point.

Regarding the letters be sent and to whom. Mr. Lighty stated that it should be a more inclusive radius. Mr. Gehret said it was property affected by the land of the property not the traffic affected by the proposed development that would be down the line.

Mr. Newsome stated that the Comprehensive Plan was being worked on and updated, and the community could participate.

Mrs. Staub made a motion to recommend denying the Application for Amendment to the Zoning Map for Autumn Oaks Extended. The A1 zoning allows an open space overlay which permits two lots per acre. Mr. Newsome seconded the motion to not recommend, a unanimous vote followed. The request will go to the Board of Supervisors on November 17, 2015.

Commissioners Comments- Comprehensive Plan-

A brief discussion was held on how to proceed with the changes to the comprehensive plan. Mr. Newsome stated that we are revising and using as much text as possible, just tweaking. Submit all

editing and we will agree on final comments. Use the community planning units and how to use them. The Comprehensive Plan is a big issue.

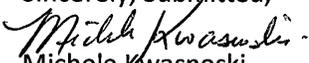
Mr. Newsome handed out a handout from Derry Township pertaining to the installation of sidewalks or providing a fee-in lieu of sidewalks. The Green Way Community would like the Supervisors to adopt an ordinance. Mr. Newsome would like the Planning Commission to consider it and make a recommendation to the Board of Supervisors. He thinks it is very important. Mr. Newsome requested that it be put on the December agenda.

The next meeting December 2, 2015

The next Lower Paxton Township Planning Commission Meeting will be December 2, 2015 at 7:00pm.

Adjournment

Mr. Grove made a motion to adjourn the meeting, Mr. Libhart seconded the motion. Meeting adjourned at 9:45pm.

Sincerely, Submitted,

Michele Kwasnoski
Recording Secretary