

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

September 12, 2012

COMMISSIONERS PRESENT

Fredrick Lighty
Ernie Gingrich
Dennis Guise
Roy Newsome
Robin Lindsey
Richard Beverly
Doug Grove

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer
Tim Smith, Dauphin County Planning Commission
Al Bain HRG, Inc.
Jason Hinz, HRG, Inc.

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:03 pm, on September 12, 2012 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

PLEDGE OF ALLEGIANCE

Ms. Lindsey led in the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Newsome made a motion to approve the minutes from the June 13, 2012 and the August 8, 2012 meetings as submitted. Mr. Beverly seconded the motion, and a unanimous vote followed.

OLD BUSINESS

Final Subdivision Plan #12-10
Autumn Oaks, Phase II-A

Ms. Moran stated that the McNaughton Company has submitted a plan for Phase II-A of the Autumn Oaks Plan. Phase II-A consists of 14 single family dwelling lots.

Ms. Moran provided a summary of the Autumn Oaks Development to date: McNaughton owns 313.47 acres of land off of Patton Road; 133.387 acres are located in the R-C Residential Cluster Zoning District, 177.49 acres are zoned R-1, Low Density Residential District, and a 2.55-acre tract is zoned CO, Conservation District. The residential cluster development is known as Autumn Oaks. The overall plan contains 203-unit cluster development 6 fee-simple open space lots and the residual lot. The cluster development portion will include 92 single family units, 40 duplex units, 47 villa units and 24 townhome units. The property will be served by public sewer and public water.

The Preliminary Plan was approved by the Board of Supervisors on August 5, 2008. They also granted 13 waivers as outlined in the Commissioners' packet.

The applicant tabled the plan prior to the August 8, 2012 Planning Commission meeting in order to address staff comments.

Mr. Tim Mellott, Mellott Engineering, was present on behalf of the plan. He stated that there are just a few comments left to address, and they can take care of those comments without any issue.

Mr. Gingrich asked about the status of the erosion and sedimentation plan. Mr. Mellott stated he has gotten a verbal approval from Steve Frey from DCCD. He explained that they already have the NPDES plan in place, so the approval is only an "erosion control adequacy letter" for this phase. This phase is already inside the limited disturbance area and the utilities were installed with Phase I.

Mr. Gingrich asked about HRG comment #4. Mr. Guise asked the area of the land that the 14 single family homes are located on. Mr. Mellott stated that it is 4.8 acres including the right-of-way. This is in the R-C zone.

Mr. Newsome asked if future lot 85 is a buildable lot. Mr. Mellott answered yes, but noted that due to the temporary cul-de-sac it is not part of this phase, and it will actually be a very nice lot.

Mr. Newsome asked about the requirements for the surface of the temporary cul-de-sac. Mr. Mellott stated it calls for a full stone base with two inches of the wearing course and the binder material. Mr. Newsome asked if that will actually be installed on a temporary cul-de-sac. Mr. Mellott explained that it will have the stone base but will probably not actually get paved since it will only be removed shortly thereafter. The stone sub-base is best during construction. Mr. Newsome commented that removing the bituminous material will make a huge mess when the lot is developed.

Mr. Lighty called for comments from the audience. There was none. There were no additional comments from Dauphin County or HRG.

Mr. Guise made a motion to recommend approval of the plan, subject to satisfying the comments, and approval of the requested waivers. Mr. Grove seconded the motion, and a unanimous vote followed.

NEW BUSINESS

Special Exception #12-02

Major Home Occupation: Dog Grooming Studio

Andrea Leigh O'Hamill

Ms. Moran stated that Ms. O'Hamill has submitted an application for a Special Exception to allow the operation of a dog grooming studio in her residence at 5613 Devon Drive. This property is located in the R-1, Low Density Residential Zoning District. Ms. Moran provided this application for the Planning Commission's review so that they may make a recommendation to the Zoning Hearing Board.

Ms. O'Hamill was not present.

Ms. Moran explained that the Zoning Hearing Board denied her application at the May 24, 2012 hearing. They made several recommendations to her, including widening her driveway, and then to

resubmit her application. The application has been received, but no additional information was received. It was communicated to her that she needed to attend tonight's Planning Commission meeting. Ms. O'Hamill informed Ms. Moran that she would be bringing an attorney for this application.

Ms. Lindsey asked if any neighbors attended the first hearing. Ms. Moran stated there were several neighbors, and many were in support of her business. There was one who was not, and he was concerned with parking.

Ms. Lindsey stated she visited the site and there was a red trailer in the driveway and a car in front of the house. If the hours listed are correct, and there is more than one customer there, the road cannot handle it because it is very narrow. There also are no curbs or sidewalks.

Mr. Guise asked the date of the Zoning Hearing Board meeting. Mr. Newsome asked if the applicant is aware she should attend both meetings. Ms. Moran stated that the hearing is scheduled for September 27th and she was contacted and made aware of the meeting dates and that the additional information was needed for both.

Mr. Guise stated the Commission is in no position to make a recommendation on the application in light of the absence of the applicant.

Ms. Lindsey wanted to know how many of Ms. O'Hamill's vehicles will be at the home when customers are coming, because when she visited, there was a vehicle parked on the street and the street is very narrow.

Ms. Lindsey asked if the business is still in operation. Ms. Moran stated she thinks it is since Ms. O'Hamill has reapplied. Ms. Moran stated she has not been to the site recently, waiting on drawings and more information to be submitted, so she was unsure if the recommendations were followed up on. She noted that Ms. O'Hamill told her on the phone she widened the driveway, but she also told her she would submit information and review it with her.

Mr. Guise made a motion to take no action on this agenda item, based on the applicant's failure to appear. Mr. Newsome seconded the motion and a unanimous vote followed.

Special Exception #12-04
Major Home Occupation: Photography Studio
Deborah A. McDowell

Ms. Moran stated that Ms. McDowell has submitted an application for a Special Exception to allow the operation of a photography studio in her residence at 6451 Lyters Lane. This property is located in the R-1, Low Density Residential Zoning District. Ms. Moran provided this application for the Planning Commission's review so that they may make a recommendation to the Zoning Hearing Board. The Zoning Hearing Board will consider SE#12-04 on September 27, 2012.

Ms. Lindsey stated she visited the property and there is plenty of parking. The studio is accessible from Lyters Lane and the side street as well.

Ms. McDowell stated her business is called Photos by Deb and she has been a professional photographer for 12 years and her husband is a full time landscaper and part time helper with the photography business. The studio is a dream of hers as a stay-at-home mom. At this time, they take all of the equipment to a location for an appointment, but that creates a lot of wear and tear on the equipment, so she would like to be able to set her basement up as a small studio. She is planning for 2-4 sittings or meetings per week.

Ms. McDowell stated she has spoken to all of her neighbors to be able to answer any of their questions. All were supportive and wished her well.

Mr. Guise asked about hours of operation. Ms. McDowell stated it would be by appointment only, but there would be nothing later than 8:00 pm. She does not want more than 2-4 appointments per week, and the only time there could be more is if someone was coming to pick up pictures, but they would not come at the same time as any others. Even if they did, there is enough room to maneuver in the driveway.

Mr. Guise asked about chemicals associated with photography. Ms. McDowell explained that there is no longer "film" or the chemicals used in photography of the past. Mr. Guise stated he read something about flash units in a photography studio cannot be located within a certain distance of gasoline.

Mr. Gingrich thanked the applicant for contacting the neighbors. Mr. Lighty agreed, and commented that it is an important part of the process.

Mr. Newsome made a motion to recommend to the Zoning Hearing Board that they approve the application. Ms. Lindsey seconded the motion and a unanimous vote followed.

PUBLIC COMMENT

Mr. Lighty asked for comments from the audience. There was none.

COMMISSIONERS' COMMENTS

Mr. Guise stated he is on the Master Plan Study Committee for the development of a new park on the Wolfersberger Farm and redevelopment of Koons Park. They have selected Simone Collins, who has worked with the Township before on the Greenway Plan.

ADJOURNMENT

The next regular Planning Commission meeting is scheduled for Wednesday, October 10, 2012, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 8:02 pm with a unanimous vote.

Respectfully Submitted,

Michelle Hiner
Recording Secretary