

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION
Reorganizational Meeting
January 9, 2013

COMMISSIONERS PRESENT

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

ALSO PRESENT

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

CALL TO ORDER

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

ELECTION OF OFFICERS

Mr. Newsome called for nominations for Planning Commission officers.

Mr. Guise made a motion to continue with the officers as they were from the previous year. Mr. Grove seconded the motion, and a unanimous vote followed.

Chairman:	Fredrick Lighty
Vice Chairman:	Ernest Gingrich
Secretary:	Roy Newsome

MEETING DATE, TIME & PLACE

Mr. Newsome made a motion to change the meeting date to the first Wednesday of each month, at 7:00 pm. The location is to remain the same: Room 171 of the Lower Paxton Township Municipal Center. Ms. Lindsey seconded the motion and a unanimous vote followed.

ADJOURNMENT

The reorganizational meeting adjourned at 7:06 pm.

Respectfully Submitted,


Michelle Hiner
Recording Secretary

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MEETING MINUTES
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ALSO PRESENT

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

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:07 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

Mr. Lighty led the recitation of the Pledge.

APPROVAL OF MINUTES

No action was taken on minutes.

PUBLIC COMMENT

Mr. Lighty asked for comments from the audience on anything not on the agenda. There were none offered.

NEW BUSINESS

Preliminary/Final Subdivision Plan #12-28
Copperstone

Ms. Moran stated that this plan proposes the development of six single family dwelling building lots. The property is zoned AR, Agricultural Residential Zoning District and is located north of Union Deposit Road and west of Copperstone Road. The property consists of 13.34 acres and lots range in size from 1.5 to 5 acres in area. The property will be served by private on-lot sewage and private on-lot water supply.

The applicant has requested a waiver of the requirement to provide a preliminary plan and waiver of the requirement to provide curbing and sidewalks.

Ms. Moran introduced Marc Kurowski of K&W Engineers, and David Ionni, developer of the plan.

Mr. Guise asked if the plan is a preliminary plan. Mr. Kurowski answered that the second submission will be a preliminary/final subdivision plan.

Mr. Ionni stated that the lots on this plan are between 5 acres and 1.5 acres. Mr. Kurowski stated that each lot will have a driveway with frontage onto an existing street, either Copperstone Road or Union Deposit Road, so there will be no roads involved in this plan. He added that they will need an HOP for the two driveways onto Union Deposit Road.

Mr. Ionni explained that the reason for requesting the waiver for the curbs and sidewalk is there are only six lots, and there is a great distance to any sidewalks anywhere in the area. Mr. Lighty agreed that there are no sidewalks nearby.

Mr. Hinz noted that most of his comments on the plan are technical in nature, and he and Mr. Kurowski can work those out.

Mr. Kurowski asked for the Commission's opinion with regard to requesting a waiver for Staff Comments 6 & 7. Mr. Gingrich would like a reference of what lies beyond the property boundary, but did not think a full survey would be needed.

Mr. Ionni noted that the driveway to the neighboring property encroaches slightly onto the subject property. He intends on having it moved or obtaining a written easement agreement. The owner of that driveway is aware of its location.

Mr. Kurowski noted that the resubmission deadline is too close, so they will resubmit the plan for the March Planning Commission meeting.

There was a comment from the police department, and the applicant will work on that as well.

Mr. Lighty commented that the property seems wet, and noted the bowl shape of it. Mr. Guise asked if installing curbing would help to channel stormwater. Mr. Hinz agreed it would. It was suggested that this and other alternatives be explored for the second submission. Mr. Newsome noted he would like to see the intersection defined with curbing.

There were no comments offered from the audience.

Mr. Guise made a motion to table the plan to allow the applicant the opportunity to address the comments generated on this plan, and the information provided at this meeting. Mr. Grove seconded the motion, and a unanimous vote followed.

ADJOURNMENT

The next regular Planning Commission meeting is scheduled for Wednesday, February 6, 2013, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 7:30 pm with a unanimous vote.

Respectfully Submitted,



Michelle Hiner
Recording Secretary