

LOWER PAXTON TOWNSHIP

PLANNING COMMISSION

MEETING MINUTES

May 7, 2014

COMMISSIONERS PRESENT

Fredrick Lighty

Dennis Guise

Richard Beverly

Douglas Grove

Lori Staub

ALSO PRESENT

Dianne Moran, Planning & Zoning Officer

Daniel Kaldas, Engineer, HRG Inc.

Tim Smith, 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 TO THE FLAG

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

APPROVAL OF MINUTES

Mr. Lighty said they would be discussed at the June 4, 2014 Planning Commissioners Meeting.

PUBLIC COMMENT

Mr. Lighty stated that there were guests in the audience that wanted to discuss a plan that was not on the agenda this evening. In the audience was Mrs. Arlene Stottlemeyer, Mr. Dick Stottlemeyer and Mrs. Judy Spenser, all from Meadow View Village. They wanted to propose that the lot adjacent to Union Deposit Road go from Commercial to Residential, with no commercial building; the possibility of overflow parking and to eliminate the over crowding, so that emergency vehicles can get thru without any issues. They are dealing with these issues at this time. They also wanted the safety of the seniors to be a priority because there are unfinished roads.

OLD BUSINESS

Preliminary/Final Subdivision Plan #14-04 for Beaufort Hunt, 90 day Approval: June 27, 2014

Ms. Moran states that The Township has received a plan that proposes to subdivide the existing lot # 35-072-019 into two (2) lots. The residential lot 1 will contain 50.95 acres on the east side of Union Deposit Road and Lot 2 will contain 2.01 acres. (The area on the west side of Union Deposit Road contain 39.29 acres).

The property is located east and west of Union Deposit Road and south of Copperstone Road. These lands are zoned AR, Agricultural Residential district and are served by private on-lot sewerage system and private well. The property is improved with several attached dwellings, a barn and block garage. The newly created lot will contain the existing barn and block garage.

The applicant received a variance from the minimum side yard setback requirement on January 20, 2014 via Docket Number # 1350.

The applicant also received a variance from the minimum lot area of a kennel and minimum setback from a residential lot line on April 24, 2014 via Docket # 1355.

This Plan was tabled by the applicant at the April 2, 2014 Planning Commission Meeting.

Requested Waivers:

The applicant has requested the following waivers:

1. Waiver of the requirement to provide a preliminary plan.
2. Waiver of the requirement to provide a final Erosion and Sedimentation Control Plan.
3. Waiver of the requirement to provide a Stormwater Management Drainage Plan.
4. Waiver of the requirement to provide sidewalk along the frontage of Union Deposit Road.
5. Waiver of the requirement to provide curbing and road widening along the frontage of Union Deposit Road.

Mr. Lighty asked for Commissioners Comments. Mrs. Staub asked to be recused from this plan due to her affiliation to the applicant's engineer.

Mr. Jeff Staub, from Dauphin Engineering and Mr. George Zimmerman were present to represent the plan. Mr. Staub explained that this is a property transfer. The reason the plan was tabled had to do with some housekeeping issues with regard to minimum lot size of the kennel and dog run, and the setback of the dog run and the property line. The applicant asked for the variances and the Zoning Hearing Board granted the two variances. HRG stated that waivers #2 and #3 did not apply; therefore, waivers #1, #4 and #5 are being requested.

Mr. Staub discussed the pre existing condition of the property. One of HRGs' comments pertained to adequate light sighting. Mr. Zimmerman stated that there is a night light for the shop and it is dusk to dawn and is located at the corner of the barn. Mary Ann Yahn stated that no inspection is needed due to less than 50 hounds bedded. The hounds are owned by the Beaufort Hunt entity and cannot be housed or bought. That is tradition.

Mr. Guise motioned to move the Preliminary/Final Subdivision Plan #14-04 for Beaufort Hunt , 6660 Union Deposit Road. And the three waiver requests pertaining to preliminary plan for sidewalks and curbing along Union Deposit Road. Mr. Grove seconded the motion. The motion passed unanimously.

NEW BUSINESS

Preliminary/Final Subdivision Plan #14-06 for Parkway Farms, Inc.

Mr. Grove motioned to table the Preliminary/Final Subdivision Plan #14-06 for Parkway Farms, Inc. Mrs. Staub seconded the motion. The motion passed unanimously.

Special Exception #14-03 for Carol Kershner-1204 Springfield St.

Ms. Moran stated that Mrs. Kershner has submitted an application for a Special Exception to allow her to operate a one chair home salon at 1204 Springfield Street. An in-home salon is considered a major home occupation. A major home occupation requires a Special Exception.

Mrs. Kershner's narrative has been provided for your reference.

As per Article 116, Staff is providing the application to the Planning Commission for any advisory review the Commission may wish to provide to the Zoning Hearing Board.

Mr. and Mrs. Kershner are here representing their plan.

Mr. Lighty asked about the traffic conditions and the Kershners' explained that there would only be four to five cars a day and that parking would be at the top of their driveway. The salon sits at the top of their driveway.

Mr. Lighty asked about the natural features and characteristics of the neighborhood. The Kershners' explained that they had talked to their neighbors and had the neighbors sign approval papers. They were asked about the safety features such as toxic supplies. There are none.

Mrs. Kershner is licensed, Mrs. Staub asked about how many customers? Mrs. Kershner answered there may be two at a time.

Mr. Lighty asked about how much area in their house would the Beauty Salon use. The answer was approximately 20% of the existing structure.

Mr. Guise made the motion to move the Special Exception 14-03-Carol Kershner-1204 Springfield Street to the Zoning Hearing Board with no objections. Mr. Beverly seconded the motion. The motion passed unanimously.

County Comments-Tim Smith discussed the County HAT(Harrisburg Area Transportation) Study and the TIP(Transportation Improvement Project) Project, and how Lower Paxton Township is involved in these planning studies.

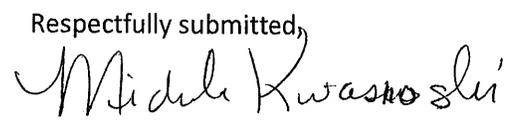
Next Meeting June 4, 2014

The Planning Commission meeting in June will be June 4, 2014.

Adjournment

Mr. Grove moved the motion to adjourn the meeting and Mr. Guise seconded the motion. The motion passed unanimously. Meeting adjourned 7:50 pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Michele Kwasnoski". The signature is written in black ink and is positioned above the printed name.

Michele Kwasnoski

Recording Secretary