

Lower Paxton Township

PLANNING COMISSION

Meeting Minutes

July 2, 2014

COMMISSIONERS PRESENT

Fredrick Lighty

Dennis Guise

Roy Newsome

Douglas Grove

Steve Libhart

Lori Staub

ALSO PRESENT

Mr. George Wolfe, Township Manager

Amanda Zerbe, Planning and Zoning Officer

Tim Smith, DCPC

Jason Hinz, HRG. Inc.

CALL TO ORDER

Mr. Lighty called the regular meeting of 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. Staub led the recitation of the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Libhart made a motion to approve the meeting minutes from January 8, 2014 and June 4, 2014 Mr. Newsome seconded the motion. The motion was approved.

OLD BUSINESS

Preliminary/Final Development Plan for Townes at Galway #14-08

Mr. Wolfe stated that the Township has received a plan for the construction of a seventeen townhouse community. The property is zoned R-3, Medium-High Residential District and is located south of Union Deposit Road and west of Page Road on Newside Road. The property contains one lot on 2.3 acres and will be served by public sewer and public water.

This plan was tabled at the Planning Commission's meeting of June 4, 2014 to allow the applicant time to address the outstanding comments.

The applicant has requested the following waivers:

1. Waiver of the requirement that proposed private streets are prohibited unless they meet the design standards [180-503.A.7]
2. Waiver of the road width requirement of 32'. [180-503.C.1] (Applicant is proposing a width of 24')
3. Waiver of the 150' minimum horizontal curve radius. [180-503.H.2] (Applicant is requesting horizontal curve of 38' for horizontal curves 2, 3 & 4)
4. Waiver of the 60' leveling area of 4% grade or less within 60' of an intersection. [180-503.J.5] (Applicant is requesting 4.86% grade at the intersection of Newside Road)
5. Waiver of the required vertical curve length. [180-503.L.1] (Applicant is requesting 0% pipe slope in detention basins). [SW 170-502.M.2]
6. Waiver from required street widths and materials. (Applicant is requesting relief from the 3" base course). [180-503 Table 503.1]
7. Waiver of the 20' drainage easement centered on storm sewer requirement. [180-504.A] (Applicant is requesting a 10' easement in 2 locations).
8. Waiver of the requirement to provide a 30' sanitary sewer easement (Applicant is requesting a 20' easement) [180-504.C]
9. Waiver of the sight lighting, fixture location placement (Applicant is seeking relief from lighting along Newside Road) [180-507]
10. Waiver of the requirement to provide sidewalks along both sides of new interior streets. [180-508.A]
11. Waiver of the requirement to provide minimum pipe size of fifteen inches in diameter (Applicant requested 12" pipe size in detention basin and wetland crossing). [SW 170.502.M.2]
12. Waiver of the requirement to provide a minimum pipe slope of 0.5%. (Applicant is requesting 0% pipe slope in detention basins). [SW 170-502.M.2]
13. Waiver of the requirement that inlets shall be placed no closer than 5' from any driveway. [SLDO:180-503.I.3]
14. Waiver of the requirement to provide the minimum curb radius at the intersection of Newside Road and Celtic Court due to requirements imposed by PENNDOT.

Ms. Christine Hunter from H. Edward Black and Associates Ltd. was present to represent the plan.

Ms. Hunter stated that they have coordinated the plan with the Township Staff and Sewer Authority and that all the comments have been addressed.

Mr. Libhart asked about the Planning Commission requesting the issue and the term that was being used for Condominiums. Ms. Hunter answered that it is a Planned Community Act which is different than a Condominium. Mr. Lighty stated that he did research on The Planned Community and the requirements. He said that the Act requires many requirements of the Declaration of the Planned Community. The Declaration should be reviewed by Mr. Stine.

Ms. Hunter stated that with the HRG comments the waivers were reviewed and two additional waivers were added, #13 regarding inlets and #14 regarding the minimum radius curb at Celtic Court and Newside Road.

Mr. Guise questioned the requirement to provide sidewalks. Ms. Hunter answered that they are proposing a sidewalk at the central point, to cross the street to Newside Road and the adjacent

townhouses in the development. A collectors sidewalk to Summerwood Drive, not a sidewalk in each development. One would walk on the road to the collectors sidewalk.

Mr. Guise questioned the EMS people? Ms. Hunter stated she has not heard from EMS, you either get no response or you get a response if there is a problem. Ms. Hunter stated that they provided auto turn templates for fire trucks, trash trucks, and school buses.

Mr. Lighty questioned the reason not to provide sidewalks on both sides of the street? Ms. Hunter responded that it is a small development of 17 condominiums so there is not going to be a lot of traffic, and it is not required on both sides of Celtic Court and to keep with the surrounding development.

Mr. Lighty asked if the Township Staff has any say in where the sidewalk is positioned ? Mr. Wolfe answered that the position of the area questioned is a road between a road and a private parking lot. In a residential area people typically walk in parking lots and have pedestrian access to Newside Road, than there is a sidewalk from Newside Road to Twelve Trees. Mr. Newsome asked to be shown where they are proposing sidewalks. Where he was shown serves a small number of people and he does not understand why there is no sidewalk on the northside? Ms. Hunter states that it is safer and it is not a driveway. Mr. Newsome stated that you have people crossing at a curb and it would be safer to have a sidewalk on the northside at the back end of the parking area. Ms. Hunter replied that they look to minimize the interface of people and driveways. Mr. Newsome stated that one of the reasons you have sidewalks is to have a sidewalk on the less traveled side and crossing at the curb is not a good design. The only argument could be the cost of the sidewalk.

Mr. Guise questioned the recreation area Ms. Hunter responded that there is passive recreation, not an action recreation area. There will be a fee paid to the Township in lieu of an active recreation area.

Audience questions-

Victor Banks of 6551 Lyters Lane questioned the developer about the stowmwater issues of this project and the sidewalks that are being built, and the impervious surface and the run offs. Ms. Hunter answered that for the stormwater facilities are an underwater detention filled with stone and water will stay there and a surface detention which is an infiltration/detention so that less stormwater is leaving the site.

Mr. Guise made a motion to approve the plan subject to compliance with comments #1, 2 and 3, (contingent upon EMS response) and continuing with waivers #4 through #9 an waiver #10 safe access to inter sidewalk both southside of the street and cross over to northside of the street. Mr. Libhart adds that the sidewalk is contingent with the walk thru community. Mr. Guise stated that the Declaration be reviewed by the Township's legal staff.

Mr. Newsome stated that he would vote for each individual waiver except the sidewalk design, which he feels is at fault. Mrs. Staub seconded the motion, and the motion passed unanimously.

NEW BUSINESS

Preliminary/Final Subdivision Plan for Huntleigh #14-12

Mr. Wolfe stated that the Township has received a plan that proposes to subdivide the existing lot into five (5) lots. The property is zoned R-1, Low Density Residential District. The project site is 22.14 acres and is located at the northwestern corner of Lyters Lane and Conway Road. The project was previously approved as Phase 6 and 7 with thirty-two (32) building lots. The lots sizes are as follows: Lot 1: 6.9 acres, Lot 2: 4.407 acres, Lot 3: 1.914 acres, Lot 4: 1.833 acres and Lot 5: 7.023 acres. The property will be served by public water and public sewer.

Waiver Request:

1. Waiver of the requirement to provide a preliminary plan submission [80-303]
2. Waiver of the requirement to provide sidewalk along the frontages of Lyters Lane and Conway Road
3. Waiver of the requirement to provide curbing along the frontages of Lyters Lane and Conway Road
4. Waiver of the requirement to provide street widening [180-503.C.2]
5. Waiver of the requirement to provide street lighting [180-507.H.3.b]

Mr. Matt Fisher from R.J. Fisher, is here representing the plan. He said the majority of the talk would be the waivers, and they have received comments from the Sewer Authority and lots 4 and 5 regarding the lateral pumps and easement.

Mr. Wolfe stated that this plan has been approved with 32 building lots and the approval came with a waiver of the sidewalk requirements. Initially the plan proposed an 8' walking path along Lyters Lane and along the eastern side of Conway Road. They are proposing to remove this section of the walking path along Lyters Lane because the number of units has been reduced.

Mrs. Staub asked if Phase 6 and 7 were recorded and Mr. Fisher responded that they were not recorded. Mrs. Staub stated that they are required to amend the Preliminary Plan. Mr. Wolfe stated that the overall plan is not presented. This phase needs to be eliminated in the initial plan. A new preliminary plan must be submitted with phase 6 and 7 combined and showing 5 lots. Mr. Lighty asks if the initial plan has to be withdrawn. Mr. Wolfe stated that you cannot withdraw once the plan is approved you have to impose and super impose this on top of the original.

Mr. Fisher discussed the curb and sidewalk along Painted Sky Drive and some of the roads are dangerous. The drainage is a factor and could be controlled with curb and sidewalks.

Mr. Wolfe stated that the street widening at the bend in Lyters Lane is a site distance area. The slope inside the curve is a raised area, pulling the slope back and widening the road so site distance is gained thru the curve itself.

County comments-

They support sidewalks and macadam walkway and black top strip in front of the properties. They must provide a pathway along the right of way in front of three houses.

Public Comments-

Margie Phillips, 6626 Jordan Drive, questioned the widening of the road in the development to Lyters Lane and Conway Road. Five homes have their own driveways three on Lyters lane and two on Conway Road. She commented on the trucks dumping at the land fill and the speed limit. Our children are in danger there are no sidewalks, and the kids walk in the streets.

Victor Banks, 6551 Lyters Lane, questioned the stormwater run off, the culvert was developed on the northern side at the entrance of the existing Huntleigh, and the water rushes down to other properties. It is a maintenance issue. The entrance of the existing Huntleigh having macadam surface down Conway Road. Dedicating a site to the Township, park, crossing the street to the park thru developments not accessible to the community, thru Conway Road and Lyters Lane. At night, drivers' lights shine into front windows.

Melissa Gingrich, 6770 Conway Road, discussed the multiple driveways and flattening of the curve at the hump. Speed limit of 35 is too fast, Lyter lane is 35 mph and Conway Road is 25 mph but no one goes 25mph. There is no speed enforcement.

Jeff Gingrich, 6490 Conway Road, wanted to comment that he believes the plan looks good.

Mr. Lighty instructed Mr. Fisher to bring appropriate documentation of what was previously approved.

Mr. Libhart made a motion to table the Preliminary/Final Subdivision Plan for Huntleigh #14-12, Mr. Grove seconded the motion and the motion passed unanimously.

Next Meeting August 5, 2014

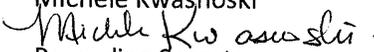
The next Planning Commission meeting is August 5, 2014.

Adjournment

Mr. Libhart made the motion to adjourn the meeting and Mr. Grove seconded the motion and the motion passed unanimously.

Meeting adjourned at 7:55pm.

Respectfully submitted,

Michele Kwasnoski

Recording Secretary