

Lower Paxton Township
PLANNING COMMISSION

Meeting Minutes

January 7, 2015

Commissioners Present

Fredrick Lighty
Dennis Guise
Doug Grove
Roy Newsome
Stephen Libhart
Lori Staub

Also Present

Amanda Zerbe, Planning and Zoning Officer
Jason Hinz, HRG. Inc.
Tim Smith, DCPC

Annual Reorganization Meeting

Mr. Guise led the Pledge of Allegiance.

Election of the Chairman of the Planning Commission- Mr. Newsome nominated Mr. Lighty, Mr. Grove seconded the nomination. Mr. Lighty is nominated by unanimous vote as Chairman of the Planning Commission.

Election of the Vice-Chairman of the Planning Commission-Mr. Libhart nominated Mr. Newsome, Mr. Grove seconded the nomination. Mr. Newsome is nominated by unanimous vote as the Vice-Chairman of the Planning Commission.

Election of the Secretary of the Planning Commission-Mr. Libhart nominated Mr. Grove, Mr. Newsome seconded the nomination. Mr. Grove is nominated by unanimous vote as the Secretary of the Planning Commission.

Approval of Meeting Dates-Mr. Grove made the motion to approve the Meeting Dates and Time, Mr. Libhart seconded the motion and a unanimous vote followed. The Meeting Dates are: February 4, 2015

March 4, 2015
April 1, 2015
May 6, 2015
June 3, 2015
July 1, 2015
August 5, 2015
September 2, 2015
October 7, 2015
November 4, 2015
December 2, 2015

Approval of Meeting Time- All regularly scheduled meetings will begin at 7:00pm
Mr. Libhart gave the motion to adjourn the meeting and Mr. Newsome seconded the motion, and a unanimous vote followed.

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Approval of the Minutes

Mr. Lighty asked if there were any questions or changes for the Minutes of September 2014, February, 2014, and December 2013. Mr. Newsome made a motion to approve the minutes and Mr. Grove seconded the motion, and a unanimous vote followed.

NEW BUSINESS

Preliminary/Final Land Development Plan for Mid-Atlantic Machinery #13-20

Mrs. Zerbe stated that The Preliminary/Final Land Development Plan for Mid-Atlantic Machinery proposes to construct a 3,625 S.F. addition to its existing facility at 6332 Flank Drive. Associated with the addition will be the realignment of one of the access drives to the facility and a reconfiguration to the existing parking lot to add additional parking. Likewise, stormwater management improvements are required per the Stormwater Management Ordinance and are proposed with this plan. According to the plan, there are no wetlands, floodplains, or significant natural features on the site that would be affected by the proposed improvements. The facility is a leased space owned by K&T Enterprises, with Mid-Atlantic Machinery occupying the eastern half of the building, and the western portion is presently vacant. The lot is comprised of 1.027 acres and located within the Business Campus (BC) Zoning District.

The existing use of the building is industrial equipment sales, rental and service, which is not permitted in the BC District. The use was established as a conforming use prior to the enactment of the 2004 Zoning Ordinance and map which reclassified the site as Business Campus, rendering the use nonconforming. At a meeting on August 28, 2014, the Lower Paxton Township Zoning Hearing Board granted a special exception to permit the expansion of the nonconforming use by up to 36.3% (building expansion) and 30.8% (impervious coverage expansion), respectively.

Waiver Requests:

1. The applicant is requesting a waiver from the requirement to provide street trees for every 50 L.F. of street frontage. SLDO: 180-515.E.1.a. The applicant is also proposing additional street planting within the front of the lot with their landscaping plan. Due to the spacing of existing trees and underground utilities, it does appear feasible that any additional trees can be placed?
2. The applicant is requesting a waiver from the requirement that street trees are to be placed between the curb and sidewalk. SLDO:180-515.E.2.b

3. The applicant is requesting a waiver from the requirement that inlets shall be in accordance with PennDot Publication 72M. The plan proposes to install a Type-C inlet located just off of the radius of the proposed driveway, to provide the minimum 5' separation distance. Because existing pipes and the existing grade of the roadway to fit a 12' thick inlet top, which is the current PennDot Specification per current RC-45M. The plan proposes to use an 8' thick inlet top, which was specified in the previous PennDot Specification, RC-34.SWMO: 170-502.M.15.

Mr. Thomas Matteson, Diehm & Sons were present to represent the plan.

Mr. Matteson stated that the left side is looking for a tenant. Mid-Atlantic, in the 1980s', planned for an expansion. The front parking is angled and there is not much room, and we are looking to add macadam. The dumpster pad will be out at the end of the parking lot. Two underground infiltration for storm water will be added. We will align the overhead door for a bigger expansion for delivery and shift the access drive to the east. The property is on public utilities.

Mrs. Staub asked how many parking spaces are there now? Mr. Matteson answered that there are sixteen currently and there will be eighteen with the expansion, seven reserved for Mid-Atlantic and eleven other spaces.

Mr. Newsome questioned the material being used for the addition of the building. The Zoning Ordinance proposes to add a note to the plan indicating that it is strongly encouraged that the façade materials for the proposed addition be glass, brick or decorative masonry. Mr. Hinz commented that there will be a smooth transition from the parking lot to the building.

Mr. Guise made a motion to recommend approval of the Preliminary/Final Land Development Plan for Mid-Atlantic Machinery #13-20 with the approval of the three waivers and subject to the comment on the facade materials. Mr. Newsome seconded the motion. A unanimous vote followed.

Preliminary/Final Land Development Plan for Meadowview Village, Lot 1B #13-20
Time Extension: March 1, 2015

Mrs. Zerbe stated The Township has received a plan to develop an unimproved lot (1B) at the Meadowview Village site. The property is zoned IN, Institutional District and consists of 1.7431 acres. This project proposes the construction of twelve independent living units in four separate buildings, the property is located on the south side of Union Deposit Road west of the intersection of Union Deposit Road and Newside Road. The property will be served by public sewer and public water.

Variations Granted by the Zoning Hearing Board on October 23, 2014

1. Requirement of 20% of the total community lands to be active or passive common open space [402.A.51.f]
2. Requirement that common open space shall at a minimum include landscaped trails that are ADA accessible [402.A.51.f.1]
3. Additional requirements of the Residential Retirement District, setbacks.
4. A use variance permitting the use of townhomes in the Residential Retirement District. [319.G]

Waiver Request-

The applicant has requested the following waivers:

1. The applicant is requesting a waiver for the requirement to provide a preliminary plan.[180-303]

Mrs. Staub stated that she must recuse herself from the plan due to her relationship with the plans' Engineer.

Jeff Staub, Dauphin Engineering, was here representing the plan. Mr. Staub stated that they were here in October and now they are here with two concerns, configuration of driveways of the four buildings and Open Space. Mr. Lighty questioned the eight way stop. Mr. Staub stated there is a better design and it has been resolved with the HOA according to Mr. Kessler.

Mr. Staub stated that the site specific conditions of the walking paths and the pedestrian access, the HOA went to the Board of Supervisors and they were granted relief from the walking path. Does the same relief apply to the plan? Do we show walking paths that go nowhere? Lot 1A & 2 will no longer have pathways but Lot 1B will. A discussion was held regarding the walking paths in lieu of sidewalks. Mr. Hinz stated that the walking path behind the curb/walking path was in the meeting minutes from 1999, with a sidewalk waiver approved along Union Deposit Road, with a walking path around the development, and a four foot wide painted path. Mr. Hinz stated that he would like a crosswalk if painted paths remain.

Mr. Kessler stated that he is willing to put the paths in but he is asking for a recommendation of approval tonight conditioned on whatever the Board of Supervisors decide. Also, the curb was not provided around the radius of Eric Drive to the access drive to Lots 102-103.

Mr. Libhart made a motion to recommend approval of the Preliminary/Final Land Development Plan for Meadowview Village, Lot 1B with the condition that there is coordination between the developer and the Board of Supervisors regarding the necessity of installing paths, approval of waivers, and condition on comments. The motion was seconded by Mr. Newsome and passed unanimously.

Review of Proposed Steep Slope Ordinance

Mr. Packer from 1851 Parkway West and his father, Mr. James Packer, from 83 Trumbone Road, Pine Grove were here representing this Ordinance. Mr. Packer compared the ordinance of another Township from New Jersey. Mr. Packer stated that the Lower Paxton's ordinance does not prevent anything on steep slopes. Mr. Newsome expressed his concerns on Blue Mountain and monitoring the proposed development.

Public Comment-

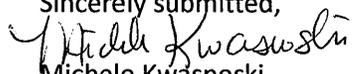
Phil Puleo, Administration of the Harrisburg Christian School, stated that he would like a copy of what is being proposed to share with the Educator and Engineer.

Tim Loss, 1850 Parkway West, would like to know of the decisions and would like to be kept informed. At this time there was no motion on the review of the proposed Steep Slope Ordinance as prepared by Mr. Packer.

Next meeting February 4, 2015

The next Lower Paxton Township Planning Commission Meeting will be Wednesday February 4, 2015 at 7:00pm.

Mr. Grove moved the motion to adjourn the meeting. Mr. Newsome seconded the motion.
Meeting adjourned at 8:00pm.

Sincerely submitted,

Michele Kwasnoski
Recording Secretary