

## Lower Paxton Township

### Planning Commission

#### Meeting Minutes

July 1, 2015

#### Commissioners Present

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

#### Also Present

Nick Gehret, Lower Paxton Township Code Enforcement Officer  
Jason Hinz, HRG.Inc.  
Andrew Bomberger, 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

Mrs. Staub led the recitation of the Pledge of Allegiance.

#### APPROVAL OF MINUTES

Mr. Lighty made a motion to table the May 6, 2015 minutes.

#### NEW BUSINESS

#### Preliminary/Final Subdivision Plan for Sertoma Estates #15-10

Mr. Gehret stated that the Preliminary/Final Subdivision Plan for Sertoma Estates proposes to subdivide an existing 55-acre lot located at 6200 Parkway east into four smaller lots. Lot #1 will be comprised of 48.43 acres and will be owned by the Retarded Children's Association of Dauphin County (ARC), whom presently occupies the existing 55-acre lot with its facilities, until it is transferred to Triple Crown. Lots #2, #3, #4 will be comprised of 2.84 acres, 1.67 acres, and 1.52 acres respectively, and will serve as single-family dwelling lots. Each of the lots will be served by on-lot water supply and sewage treatment facilities. There are no improvements proposed with the plan as it only serves to subdivide the parcel, which is located within the Agricultural Residential (AR) Zoning District.

The applicant requested the following waivers-

1. The applicant has requested a waiver of the requirement to provide sidewalk along the public street frontage. [SLDO: 180-508]

We support this waiver. This section of Parkway East is located in a very rural setting with no immediate pedestrian points of interest that the sidewalk would provide connectivity thereto. Likewise, to construct the sidewalk, there would be significant disturbance to existing wetlands and forested areas.

2. The applicant has requested a waiver of the requirement to provide curb along the public street frontage. [SLDO: 180-509]

We support this waiver. This section of Parkway East is located in a very rural setting with no existing curb along its length. Likewise, to construct the curb, there would be significant disturbance to existing wetlands and forested areas.

Mr. Timothy Mellott from Mellott Engineering, Inc. was here to represent the plan for Triple Crown who is the applicant.

Comment 1. Is the isolation distances. There will be no R-Commercial all used for Single/Family Residential Dwellings. Northern limit on Parkway East, no curbing or sidewalk.

Mr. Grove questioned the no commercial use for camp? Mr. Mellott stated that the property was sold to Triple Crown for four single family dwellings. Mr. Libhart questioned the theory to develop the lots now? The proposal of single family lots on a commitment? Is it one big lot and three smaller lots?

Mrs. Staub questioned the proposing of wells-hydro study of the number of lots? Questioned the street tress? Mr. Mellott stated the frontage ordinance is noted on the plan, plant at that time. Mrs. Staub questioned the storm water for a subdivision, is each lot individually responsible? Mr. Mellott stated that they deal with their own individually. A regional study proposed, where, how much, but the in the end it is the owner of the lot, no proposed storm water. Mrs. Staub questioned the house shown for an idea and if the storm water is to be as whole subdivision. Mrs. Staub questioned Mr. Hinz on the four large lots to do as proposed now, a building permit, storm water permit and erosion approval from the Conservation District.

Mrs. Staub questioned the right of way, to propose a waiver for the right of way. Mr. Mellott asked of the Supervisors request for Marion View Dr. east of that, local traffic and widening curbing. Mrs. Staub requested verbally for a right of way.

#### HRG Comments-

Mr. Hinz stated his comment is technical and involves the well, isolation and distances to be updated on the plans. Administrative to get with the Township on stream improvement, frontage and water erosion. Mr. Mellott stated that there will be a note on the plan and the unlimited access to the wetlands.

#### County Comments-

Mr. Bomberger stated the property along the road for the regional bike trail.

Mr. Newsome made a motion to move the Preliminary/Final Subdivision Plan for Sertoma Estates with the approval of the two waivers and subject to details with approval. Mr. Libhart seconded the motion and a unanimous vote followed.

Preliminary/Final Land Development Plan for Sir Thomas Court Lot 5C #15-05

Mr. Gehret stated that the Preliminary/Final Land Development Plan for Sir Thomas Court Lot 5C proposes to develop an existing 3.37- acre lot located in Olde English Gap, which was established via the Final Subdivision Plan of Olde English Gap Professional Park that was recorded on December 5, 1983. The development proposes a 31,200 S.F. medical office building along with 154 new parking spaces and associated lighting, landscaping and stormwater management improvements. The development will be served by public water and sanitary sewer. The site is located within the Business Campus (BC) Zoning District and is bordered to the northwest by the Spring Creek West Tributary and an area of wetlands.

The applicant requests the following waivers:

1. The applicant has requested a waiver for the requirement to utilize the State Plane datum for the survey associated with the plan. The plan has been prepared based on a survey completed using an assumed datum. [SLDO: 180-404.C.3]

We support this waiver. The datum for the plan is consistent with the previously approved Oldes English Gap Subdivision Plan.

2. The applicant has requested a waiver for the requirement to show all existing natural and manmade features and topography extending 100 feet beyond the affected property boundaries. [SLSO:180-404.c.4-5,8]

We support this waiver, however. We believe that the plan is presented in adequate detail and extending the boundary an additional 100 feet beyond the property boundary would not add any value to the plan.

Mr. Greg Swartz, E.I.T. with Dawood Engineering was present representing the plan.

Mr. Lighty questioned the lot plans? Mr. Swartz stated they were worked out in the expanded area and discrepancies planned out poorly, currently.

Mrs. Staub questioned the building being used for medical purposes or office?

1. Parking is not sufficient for medical purposes.
2. Handicap Parking is a question, eight foot stall and the van wide areas are five feet but they look alike. Mr. Swartz stated that there is one required to be eight foot.
3. The fire connection. Mr. Swartz stated there is no fire connection at the east end of the building.
4. Setbacks to the height of the building being 24 feet back instead of 20 feet. Mr. Swartz stated he would check this out.

Mr. Grove questioned the lighting of on- site lighting with poles and lamps and construction details of landscape planning. Mr. Swartz stated that no lighting details for todays' plan but will be added. The ordinance not in compliance with the lighting. Mrs. Staub questioned the landscaping plan are the trees the length of the parking lot. Mr. Swartz stated that the retaining wall is high enough.

HRG Comments-

Mr. Hinz stated that:

- 1.The retaining wall, northern portion of the site is the end of parking, needs plan before building plan.
- 2.Tract perimeter of lot. Handicap ramps along front of Sir Thomas Court-plan and design.
- 3.Lighting-detailed lighting plan with ordinance direct cuts for fixture
- 4.Conservation easement- northwest part of lot conservation easement lot removed from this point.
- 5.Trip generation and calculation-sufficient. Traffic impact study not needed.
6. Underground detention storm water facility system-inlets feed protect debris
7. Tie backs retaining wall lots- inlet lot 3 will not interfere.

#### County Comments-

Mr. Bomberger stated that:

- 1.Traffic impact study-coming or not needed
2. Landscape questions – four feet evergreen trees and to six feet perimeter around parking lots.

Mr. Newsome questioned the entrance to be? Two means of access backside and frontside openings. Mr. Swartz stated that the doors attached to the building are on the side. There should be major access to building shown pedestrian in parking lots.

Mr. Guise questioned the traffic study, feels it needs to be required. Mr. Swartz stated that HRG is not requiring a traffic study, there is no record of one on Olde Park , no record of one 1983.Mr.Lighty made it a condition.

Mr. Grove made a motion to approve the Preliminary/Final Land Development Plan for Sir Thomas Court Lot 5C. with the waivers requested and to meet the conditions and comments generated as well as Mr. Lighty requesting the l comments and traffic study to come back to the Planning Commission before moving to the Board of Supervisors. Mr. Libhart seconded the motion and a unanimous vote followed.

#### Public Comment

Bill Bostic, 6204 Elmer Ave, Linglestown. Wanted to comment on the Township website. Good Service and he is with SWAN and look at the meeting notes and what plans are coming thru with comments.

#### Commissioners Comments

Mr. Lighty presented a handout LERTA, which involves at tax act for deteriorated properties. Look at the study used by Harrisburg City for next meeting and a discussion to see if it would apply to Rt. 22 or anywhere else. There are interesting topics and improvements.

#### Comments

#### Personal Items-

Mr. Newsome made a motion to move the meeting to an Executive Session at 7:45pm. Mr. Grove seconded the motion.

The Planning Commission voted unanimously to select the names of three people to interview at the next meeting for the position of a Commissioner of the Planning Committee. The names are Dianne Moran, Lisa Schaefer, and Everette Hamilton. The interviews will start at 5:30 on August 5, 2015.

The next meeting August 5, 2015

The next Lower Paxton Township Planning Commission Meeting will be Wednesday August 5, 2015 at 7:00pm.

ADJOURNMENT

Mr. Libhart made a motion to adjourn the meeting. Mr. Grove seconded the motion. Meeting adjourned at 8:00pm.

Sincerely submitted,



Michele Kwasnoski

Recording Secretary