

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION

January 14, 2009

**COMMISSIONERS PRESENT**

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

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Lori Wissler, Planning & Zoning Officer  
Jessica Kurtz, Community Development Intern  
Omar Syed, Dauphin County Planning Commission  
Steve Fleming, HRG

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:08 pm, on January 14, 2009 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Mr. Lighty welcomed new member Robin Lindsey to the Planning Commission.

Ms. Wissler introduced Jessica Kurtz, an intern for the Community Development Department. She is a student at Millersville.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Lighty led the recitation of the Pledge.

**APPROVAL OF MINUTES**

Mr. Grove made a motion to approve the minutes of the October 8, 2008 meeting. Mr. Beverly seconded the motion, and the minutes were approved as submitted. Ms. Lindsey abstained from voting, as she was not present in October.

**NEW BUSINESS**

**Final Land Development Plan #08-18**  
**St. Margaret Mary Roman Catholic Church**

Ms. Wissler stated that the purpose of this plan is to construct an 800 seat church consisting of approximately 16,850 square feet. Public sewer and public water will be provided. All improvements are proposed within Susquehanna Township excluding the proposed path along Paxton Church Road, which extends into Lower Paxton Township up to the intersection with Crums Mill Road. The intent of

the path is to provide a pedestrian connection to the path proposed within the Stray Winds Project. The entire site consists of 19.06 acres with 3.55 acres in Lower Paxton Township. The portion of the property located in Lower Paxton Township is zoned R-C, Residential Cluster. Ms. Wissler provided the reviews that were completed in Susquehanna Township by HRG and the Dauphin County Planning Commission and the Traffic Impact Assessment. The applicant has requested three waivers: a waiver of the requirement to submit a preliminary plan; a waiver of curb and widening requirements; and a waiver of the sidewalk requirement.

Mr. Tim Mellott, Mellott Engineering, was present on behalf of the plan. Mr. Mellott stated that this provides a connection to Crums Mill Road along the east side. The only improvement in Lower Paxton Township is the extension of the sidewalk and a couple of trees up to where the clear sight triangle would be. The sewer system will be public, through Susquehanna Township.

Mr. Lighty asked about the sidewalk waiver. Mr. Mellott stated that the request is for relief from having to put sidewalk down Crums Mill Road. In exchange, they propose a five foot wide asphalt path to match the Stray Winds project. Due to the drainage on Paxton Church Road, they want to get it into the site to not alter the existing drainage or create freezing problems. There is about 600 feet of widening along Paxton Church Road with a full overlay, both sides. There are two points of access for the project: the western being a right-in/right-out, and at the other, there is a designated left turn lane and a full right turn lane. The sidewalk waiver request also asks for relief to be able to locate the sidewalk inside the property and make it asphalt. There is steep topography along the roadway. The connection to Stray Winds' path occurs at the intersection where there will be a handicap accessible ramp and pedestrian warning strips.

Mr. Newsome liked the location of the sidewalk being moved in. He is also very interested in seeing the same pedestrian pathway up along the back side. Mr. Mellott stated that the topography is extreme in that area, and the Stray Winds project is not putting sidewalks in. An easement is proposed to provide connectivity in that direction. Mr. Newsome stated that is just right-of-way, not improvements.

Mr. Grove stated the connection to Stray Winds is at the intersection, and no sidewalk will be installed along Crums Mill Road. Mr. Mellott agreed, and noted that if they tried to connect at any other point crossing Crums Mill road, there would be no traffic control, and tree clearing would be needed.

Mr. Gingrich noted there is significant grading in Lower Paxton Township that doesn't appear to be necessary. Mr. Mellott stated there is an existing culvert that is only 15 inches in size. That pipe is undersized for the existing conditions, and the abutting property owner was not interested in allowing this project to replace that pipe. Because of that, they have to create a stormwater facility to drain into the basin to do massive over-detention to make that pipe have the capacity to meet the 25 year storm. Mr. Gingrich asked why it is necessary to grade so far back. Mr. Mellott stated it is a 1% slope and that it will not be noticeable. Mr. Gingrich was concerned with the disturbance that may be unnecessary. Mr. Mellott stated it is currently farmland that is tilled all the time, and this will decrease the sediment loading on the Paxton Creek Watershed. Mr. Mellott stated that the land will be basically level and provide a field to play in, as well as provide the needed drainage. Mr. Gingrich stated that the additional

disturbance creates additional erosion. Mr. Mellott also noted that the NPDES permit has been approved and reviewed by the Dauphin County Conservation District.

Mr. Lighty asked if the applicant has received the comments from Staff, County and HRG. Mr. Mellott noted that the County and engineer comments were addressed through Susquehanna Township's review process, and noted that he has addressed those comments and resubmitted to Susquehanna Township.

There was no comment from the audience.

Mr. Guise made a motion to recommend approval of the plan subject to the comments, and recommend approval of the three waivers. Mr. Grove seconded the motion and a unanimous vote followed.

**Preliminary/Final Land Development Plan 08-19**  
**Proposed 3-Story Hotel Addition**  
**(Quality Inn, 200 N. Mountain Road)**

Ms. Wissler stated that the purpose of the plan is to permit the construction of a 3-story, 28-room hotel addition and expand the paved off-street parking area. The tract consists of 2.9907 acres, is zoned CG, Commercial General District, and will be served by public water and public sewer. The applicant has requested a waiver of the preliminary plan requirement.

Mr. Jeffrey Staub was present on behalf of the plan. Mr. Staub stated that the Quality Inn is located on the northwest corner of North Mountain Road and Ridgeview Drive. This plan was originally approved by the Township in 1988, when there was not a requirement to do a land development plan. On that plan, a future hotel addition was shown on the north side of the building, and the associated parking. The stormwater detention facility was sized for the build-out condition. When the basin was analyzed, it was determined that no modifications were needed except adding the emergency spillway. The addition proposed now is faithful to the 1988 plan except that the addition is somewhat wider, to accommodate the new Quality Inn requirements for minimum room sizes. The first floor of the three floors, will be a swimming pool, another requirement of the Quality Inn franchise.

Mr. Staub stated he has received comments from Staff, County and HRG, and is able to address them.

Mr. Lighty asked about the County comment about angled parking. Mr. Staub stated he did not talk to his client about that, but they may actually gain a parking space if they do restripe, so it may be considered. Mr. Omar Syed, Dauphin County Planning Commission, stated that the angled parking forces a vehicle to go to the back of the lot to turn around and come back out to get out of the site. Mr. Staub stated it sounds agreeable, but did not commit to it until speaking to his client.

Mr. Syed asked that the applicant ensure that fire apparatus can maneuver the site. Mr. Staub will provide a turning template. Ms. Wissler noted that the fire marshal and the fire company chief received copies of the plan for review.

There was no comment from the audience.

Mr. Newsome made a motion to recommend approval of the plan, subject to compliance with the comments, and recommend approval of the waiver. Mr. Beverly seconded the motion and a unanimous vote followed.

**Preliminary/Final Subdivision and Land Development Plan 08-20**  
**Allentown Boulevard Hotel**  
**(Holiday Inn Express)**

Ms. Wissler stated that the purpose of the plan is to consolidate existing Tracts 1 and 2 into one lot. A new 3-story, 81-room hotel is proposed north of the existing hotel. The site currently has an existing 2-story, 76-room hotel and a 2-story retail/restaurant/storage building, Keystone Center, under construction. The existing pool will be removed to accommodate the required parking.

The property consists of 5.3324 acres and is located at the intersection of North Mountain Road and Allentown Boulevard, behind the Holiday Inn. The tract is zoned CG, Commercial General District and will be served by public water and sewer.

Mr. Marcel Mileo, Dawood Associates, 2020 Good Hope Road, Enola, was present on behalf of the plan. Mr. Mileo stated he wanted to introduce this plan to the Township and gather comments and observations that he should address. Mr. Mileo explained that there are two parcels, one is 3.7 acres and one is 1.6 acres. They propose to remove the pool, combine the lots, and revamp all of the parking. They will use the existing entrance to the existing Holiday Inn, going back to the new hotel. The property does connect to Stradford Drive. The only connection will be for emergency vehicles. The surface will be grass or lawn, with a chain link fence below the surface to reinforce it. Mr. Mileo noted that they are respectful of the 30-foot buffer, and the residential neighbors.

Mr. Mileo stated they will revisit the parking calculations and confirm that the traffic study is required. They were unsure if the plan had to go before PennDOT, but if the MPC calls for it, they will do that.

Mr. Newsome asked if this is an expansion of the existing Holiday Inn. Mr. Mileo stated it is a separate hotel, each with its own check-in area. The parking is mixed between the two hotels and the commercial building.

Mr. Newsome asked about the management and ownership. Mr. Mileo stated there will be separate staff for each hotel, but may be part of the same umbrella of management, and will have the same owner. The swimming pool may be jointly used.

Mr. Guise asked if the Keystone Center is under the same owner, and if a traffic study was done with that project. Mr. Mileo stated it is the same owner, being on the same property. Mr. Guise advised that the restaurant has to be included in the consideration for a traffic study since they are on one lot. Mr. Mileo understood that the three uses on the site will exceed the 100 trips threshold.

Mr. Gingrich questioned the driveway from Stradford Drive. Mr. Mileo explained that it will look like grass, however, there will be a 26-foot wide strip that will be reinforced with a chain link fence material so that a vehicle can use it and not damage it. This would only be for emergency vehicles.

Mr. Gingrich asked about the steep slope getting up to the hotel. Mr. Mileo stated that the emergency vehicle could park along the 20-foot wide embankment. Mr. Gingrich stated that does not seem very desirable. Mr. Mileo stated he can have the fire department and the fire marshal look at this and make comments. Depending on the fire protection needs of this building, and if the fire vehicle cannot park there, and they cannot serve the entire building from parking elsewhere, then they will have to let him know if they cannot serve the building from there.

Mr. Gingrich asked about curb and sidewalk along Allentown Boulevard. Mr. Mileo stated they plan to leave it as it is, because it is a PennDOT right-of-way. Mr. Gingrich asked about the need for a Highway Occupancy Permit. Mr. Mileo stated that one of the comments calls for PennDOT approval, but he has not inquired about that yet. Ms. Wissler stated that a waiver of the requirement to install curb and sidewalk was not requested. If they do not wish to install the improvements, a waiver will need to be requested. If the waiver is not granted, the improvements must be made. When a change is proposed to a property, the Township asks that PennDOT be contacted to see if they require something.

Mr. Gingrich stated there is curbing, but no sidewalks. Mr. Mileo stated they did not intend on installing sidewalks, but if it is required, they will consider it.

Mr. Lighty asked the number of parking spaces required for the whole parcel. Ms. Wissler stated it is unclear at this point because what is shown on this plan is different than what is on the approved plan for Keystone Center.

Mr. Guise asked if the hotel is a franchise. Mr. Mileo stated it will be a Holiday Inn Express. He explained that they will be different in feel and in appearance.

Mr. Gingrich asked about an NPDES permit. Mr. Mileo stated that is in progress, and will be obtained.

Mr. Mileo explained that, due to the volume of comments, he anticipated tabling the plan before the Planning Commission, but he wanted to first get the feedback and additional information.

Mr. Newsome stated that the Planning Commission and the Township will be looking at the entire site. The drawings submitted need to be precisely the drawings that have been previously approved, unless some other agreement has been made about modifications. Ms. Wissler stated the drawings appear to be the same, but the calculations are not.

There was no comment from the audience.

Mr. Gingrich made a motion to table the plan, given the number of items that need to be addressed. Mr. Guise seconded the motion and a unanimous vote followed.

**Final Subdivision Plan 08-21**  
**Estates at Autumn Oaks, Phase 1-A**  
**(Water Tank Lot)**

Ms. Moran stated that the purpose of this plan is to obtain approval for a one (1) lot subdivision to create the proposed water tank lot (Lot 92). Lot 92 is a non-dwelling lot intended for use for the installation of a public water storage tank for the United Water of Pennsylvania. No construction or disturbance is proposed in this subdivision. A land development will be filed at a later date prior to development of the lot. Lot 92 consists of 3.17 acres and is zoned R-1, Low Density Residential District and CO, Conservation District.

There were 14 waiver requests that were approved by the Board of Supervisors with the Preliminary Subdivision Plan for the Estates of Autumn Oaks on November 3, 2008.

Mr. Joel McNaughton and Mr. Tim Mellott were present on behalf of the plan. Mr. Mellott stated that the frontage of this lot is actually in the CO, Conservation District on Parkway West. The correct designation is shown in pdf format on the screen. United water is working on designs for the tank and they will file a land development plan for that.

Mr. Guise asked about comment #3, about a public utility station needing a special exception. Mr. McNaughton stated that will be done by United Water at the time of their land development plan, at this time the lot is simply being subdivided.

There was no comment from the audience.

Mr. Guise made a motion to recommend approval of the plan, subject to compliance with the comments, and note that the waivers were previously granted. Mr. Gingrich seconded the motion and a unanimous vote followed.

**Final Subdivision Plan 08-22**  
**Estates at Autumn Oaks, Phase 1-B**

Ms. Moran stated that this phase of Autumn Oaks proposes thirty-five (35) dwelling units. All dwellings proposed within this phase are located in the R-1 zone. All lots will be served by public sewer and public water. All lots are or exceed one acre in size.

The approved Preliminary Subdivision Plan for the "Estates of Autumn Oaks" proposes ninety-one (91) single-family dwelling lots and the proposed water tank lot (Lot 92). The total tract area is

313.47 acres (133.387 acres within the RC, Residential Cluster, 177.49 acres within the R-1, Low Density Residential District and 2.55 acres within the CO, Conservation District.)

There were 14 waiver requests that were approved by the Board of Supervisors with the Preliminary Subdivision Plan for the Estates of Autumn Oaks on November 3, 2008. An additional waiver request has been submitted for 1117.12.c. for maximum driveway slope.

Mr. McNaughton stated this is the first of three phases for the Estates at Autumn Oaks. One change from the preliminary plan is the addition of seven lots on the extension of Kensington Way. The original phase 1 plan proposed an extension of Colonial Road with 28 lots. Those lots will be served temporarily with on-lot well water. The lots will be one acre in size and do meet the requirement for well water. Mr. Mellott explained that the seven lots are not additional; they are moved from another phase into this one.

Mr. McNaughton stated that the waiver request is to allow up to 15% slope on some driveways. Mr. Mellott stated that is the same slope approved for Colonial Road to get up the mountain.

Mr. McNaughton stated he has received the comments from Staff, County and HRG, and feels they can comply with all comments.

Mr. Guise asked about the waiver request. Mr. Mellott stated the only lots that need the relief are on the upper side of the street when paralleling contour. That occurs at the cul-de-sac, and the majority of the lots will comply without the waiver. The developer is trying to preserve as many of the mature trees as possible, and this is another mechanism to accomplish that.

Mr. Syed asked if sidewalks are proposed. Mr. Mellott answered that there are no sidewalks proposed in the development, the lines along the roadway are right-of-way lines only, not sidewalks.

There were no additional comments from HRG, nor the audience.

Mr. Gingrich made a motion to recommend approval of the plan, subject to compliance with the comments, and approval of the additional waiver. Mr. Grove seconded the motion and a unanimous vote followed.

### **PUBLIC COMMENT**

There was no further public comment.

### **COMMISSIONER & STAFF COMMENT**

Mr. Newsome stated the Greenway Committee continues to meet.

Mr. Gingrich stated he and Mr. Beverly attended a Flood Plain Management Workshop. It was poorly attended, but was informative.

**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for February 11, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

There is a Business Improvement District workshop meeting scheduled for February 23, 2009.

Being no further business, the meeting adjourned 8:10 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary