

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION  
WORKSHOP MEETING

May 20, 2008

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Dennis Guise  
Ernest Gingrich  
William Neff  
Richard Beverly  
Douglas Grove

**ALSO PRESENT**

Lori Wissler, Planning & Zoning Officer  
Dianne Moran, Planning & Zoning Officer

**CALL TO ORDER**

Mr. Lighty called the workshop meeting of the Lower Paxton Township Planning Commission to order at 5:35 pm, on May 20, 2008 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Grove led the recitation of the Pledge.

**ROUTE 22 IMPROVEMENT DISTRICT**

**Boundary Selection**

The Planning Commission met using a printed map showing the parcel lines and zoning designations, as well as the overhead projector showing the aerial photograph map, in order to determine the Route 22 Improvement District boundaries.

**Western Boundary**

Mr. Lighty suggested using I-83 as the western boundary. Mr. Gingrich asked if the Walnut Street Corridor Study would be useful. Mr. Lighty stated that study was primarily about traffic, and this should focus on beautifying the corridor and attracting people to it. Mr. Guise suggested starting at Colonial Road because of the proposed work that will take place on the Interstate and the interchanges. Commissioners agreed to start at Colonial Road, including the following properties: the gas station on the corner and the office building at the corner of Colonial Road and Elmerton Road, and not the Weber building.

Mr. Neff noted that if there are a lot of small parcels and every lot gets one vote, it could work against the project. Mr. Neff stated that some properties might not want to pay the assessment. Mr. Lighty agreed, but noted that the larger ones would most likely not mind, and the smaller ones would pay a significantly smaller amount, and may not be opposed to it. Regarding the properties to the west of I-83, Mr. Guise asked how those properties would benefit if they were included. Mr. Lighty stated they would benefit from advertising and street improvements.

Northern Boundary

The Colonial Park Mall is a natural boundary to the north, excluding the library and the residential properties. The Verizon headquarters to the rear of the Verizon retail store and Taco Bell will be included, as well as Comcast Cable, because they generate a lot of traffic which could benefit from the improvements. The northern boundary line follows Orchard Street, including Royer's and MCR (old Sir Speedy Building), out to Devonshire Road.

Ms. Wissler noted that the majority of Lakeside Marina will be commercially zoned shortly, so it should be included.

Mr. Guise noted that the properties that may be included must be "for profit activity, involving trade and traffic or commerce in general." If the property is residential, it cannot be included.

On Allentown Boulevard, behind McDonald's, Commissioners agreed to include the used car lot and transmission shop, and to exclude the Paxton Herald office.

At Allentown Boulevard and North Mountain Road, Commissioners agreed to include the corner lot currently under construction, and the used car lot, Enterprise, and the gas station on North Mountain Road.

Eastern Boundary Line

Commissioners agreed to include Sheetz and Harley Davidson, and not the Gateway Center.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

The next Route 22 Improvement District workshop is scheduled for Monday, June 16, 2008, from 5:30 pm to 7:00 pm. There will be a light dinner available starting at 5:00 pm. The meeting will be held in Room 171.

The next regular Planning Commission meeting is scheduled for Wednesday, June 11, 2008, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

The meeting adjourned at 7:00 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary