

Lower Paxton Township

Comprehensive Plan

Meeting Minutes

November 28, 2017

Commissioners Present

Fredrick Lighty
Roy Newsome
Doug Grove
Lori Staub
Lisa Schaefer
Jeff Kline

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Charlie Schmehl, Urban Research and Development Corp.

Call to Order

Mr. Lighty called to order the meeting of the Lower Paxton Township Comprehensive Plan Discussion to order at 6:00pm on the above date in the Multi Purpose Room 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 asked if there were any questions or changes to the September 26, 2017 or the October 24, 2017, Comprehensive Plan Meeting Minutes. Mr. Newsome made a motion to approved the September 26, 2017 and the October 24, 2017 Comprehensive Plan Meeting Minutes. Mr. Grove seconded the motion and a unanimous vote followed.

Comprehensive Plan Discussion

Yingst Homes presentation on Wenrich Street

Paul Hepler, Executive Vice-President for Yingst Homes, was present to represent the presentation. Mr. Hepler stated that the Zoning in Lower Paxton Township in the area between Linglestown Road and Blue Ridge Ave is AR (Agricultural Residential) and they would like to change the zoning to R-1.

The Dauphin County Comprehensive Plan and the Tri-County Regional Plan stated that from 2010-2040 Lower Paxton Township alone will have more than 7,870 homes in the township. Re zoning this area to a

R-1, would bring improvements to the Wenrich Street verticals and the intersection of Blue Ridge Ave. and Wenrich Street.

Mrs. Staub questioned the sewer. Mr. Hepler stated there is sewer and water available. A tunnel under I-81 to the section with a pump station.

Mr. Lighty stated that Wenrich Street is like a roller coaster. A resident, Judith Faruqee, commented on the intersection of Wenrich Street and Blue Ridge Ave, do not make it wide. Mr. Hepler stated that the Dauphin County Comprehensive showed growth. Mr. Newsome stated why the R1 zoning. R-1, R-2, and R-3 who are going to occupy this. Mr. Hepler stated that R-1 is prime single family development and the nicety of the neighborhood, will be affordable housing, and it fits in already. Mrs. Staub stated AR and Open Space should be considered. Mr. Schmehl stated that a land trade should be considered also. Mr. Epstein stated that the line is continuous to West Hanover there is vigorous building and should have sidewalks and connectivity. Mr. Schmehl stated that Open Space with 1 ½ acres is good and the clustering of homes is good.

Mr. Schmehl stated that the phases should not be changed and Zoning should be for the entirety. Mr. Schmehl questioned what do we present to the public, R-1, highlight Open Space ½ acre lots, leave it the way it is, or look at a larger land area. Mr. Schmehl stated Open Space for future parcels and with future plans. The first Phase of growth as you need it. Mr. DiSanto stated that you should zone appropriately, with the density and there are suburban sprawls. Mr. Lighty stated that open space could be done.

Mr. Schmehl stated should the Land Use Plan show the first part. AR open space is encouraged. R-1 could have open space. Mr. Lighty stated that this would allow additional development. Mr. Schmehl stated that you can always up zone but it is hard to down zone.

Implementation/Action Program

The implementation/action program looks at the:

Integrated format

The revision of maps- zoning, we will have the maps posted on the website,
Draft Land Use Plan

North of Linglestown Road- Village Residential

Change parcel corner of Union Deposit Road and East Park. The triangle piece is (BC) Business Campus

(CG) Commercial General is a wider range than BC.

There was a complete discussion of Route 22 corridor improvement.

Maps- transportation plan/community facilities

Changes at Rutherford Road and the Central Dauphin Administration Building putting a red light, flashing signals, or no signal, Londonderry Road needs traffic to slow down.

Land Use-

Mr. DiSanto stated that the Colonial Country Club, R-1- neighborhood commercial, Business Campus.

Mr. Lighty stated that that makes sense, if not interested in building homes. The R-1 frontage does not make sense, the east and west should be Business Campus. The Future Land Use Plan shows Colonial Country Club as Business Campus.

Transportation

Mr. Epstein stated that the artery Continental Road is a collector and is systematic from Point A to Point B. As land develops they are using traffic tables as calming mechanisms. Mr. Lighty stated that the base map is different.

Community Facility

Mr. Schemehl stated that the Community facilities that are not developed are Blue Ridge. The park and the storm water facility at Conway and Nyes Road are in the wrong spot on the map. Mr. Lighty stated that the public and the public open space should be different colors on the map.

Action Program-

The appropriate parties should be responsible to carry out the plan.

Official Maps

There should be a process allowed for public improvements, the reserving of land for future developments. One has 12 months for proposed land from the time it is purchased. The action plan should be 5 to 6 pages for the summary of the plan.

Public Meetings after January 2018

The process- Planning Commission and the Public Meeting, Board of Supervisors, Public Hearing
Planning Commission- changes to the plan
Board of Supervisors –look at the plan
Plan revised to draft
County to review the draft and adjacent municipalities
Planning Commission to the Board of Supervisors with Public Hearing
Adopt the plan

Public is free to email questions but there will be no final decisions over email.

Adjournment

Mr. Grove made a motion to adjourn the Lower Paxton Township Comprehensive Plan meeting. Mrs. Staub seconded the motion, and the meeting was adjourned at 7:20pm.

Sincerely Submitted

Michele Kwasnoski
Recording Secretary

