

**LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION**

July 14, 2010

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Roy Newsome  
Douglas Grove  
Richard Beverly  
Robin Lindsey

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Drew Ames, Dauphin County Planning Commission

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:09 pm, on July 14, 2010 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Lighty led the recitation of the Pledge.

**APPROVAL OF MINUTES**

Mr. Beverly made a motion to approve the minutes of the March 10, 2010 meeting. Ms. Lindsey seconded the motion, and a unanimous vote followed.

Mr. Beverly made a motion to approve the minutes of the June 9, 2010 meeting. Ms. Lindsey seconded the motion, and a unanimous vote followed. Mr. Newsome abstained from voting since he was absent from that meeting.

**NEW BUSINESS**

**Preliminary/Final Subdivision Plan #10-06**

**John Delegram**

Ms. Moran stated that the purpose of this plan is to subdivide tax parcel 35-072-044 (Lot 1) and add a portion of the subdivided lot to tax parcel 35-070-029 (Lot 2). The properties are zoned R-1, Low Density Residential District. The total property area is 2.636 acres. Lot 1 will consist of 0.92 acres and Lot 2 consists of 1.71 acres. The properties are located on Lyters Lane west of Shatto Drive, and will be served by private wells and public sewer. There are no new public or private improvements proposed as part of this plan.

The applicant has requested the following waivers:

1. Waiver of the requirement to submit a preliminary plan. [1115.04]
2. Waiver of the requirement to provide curbs, sidewalks, and street widening. [905]
3. Waiver of the requirement to provide a stormwater management plan. [1116].
4. Waiver of the requirement to provide an erosion and sedimentation control plan. [1121]

Bob Fisher, R.J. Fisher & Associates, 1546 Bridge Street, New Cumberland, was present on behalf of the plan. Mr. Lighty asked if Mr. Fisher has received comments from Township staff, Engineer and Dauphin County. Mr. Fisher answered yes, and he has no problems with the comments and will make those minor adjustments to the plan.

Mr. Newsome asked if the narrow strip of land that goes out to Lyters Lane is intended as a driveway. Mr. Fisher stated that the owner intends to have his driveway further up on Lot 2, but wants to maintain that as a secondary means of access. Mr. Newsome stated the plan indicates an earth drive exists there now, and asked if it connects with Lyters Lane. Mr. Fisher stated that Mr. Delegram owns the entire property now, and lives in the existing house. After it is divided, he will build a new home on the new lot, but wants to retain that access. Mr. Newsome stated a waiver is requested for that location. Mr. Fisher answered that that is correct. Mr. Newsome stated Mr. Delegram will continue to have that access to Lyters Lane. Mr. Fisher agreed. Mr. Fisher added that the existing home will continue to utilize the existing macadam driveway that accesses Lyters Lane. Mr. Newsome asked if 20 feet is adequate width for the driveway. Mr. Fisher stated the entire driveway is within that 20 feet.

Mr. Newsome stated he would like to see an apron installed at the point where the earth drive meets Lyters Lane, in order to define the location. Mr. Fisher asked for clarification. Mr. Newsome stated that there is a waiver request for no road frontage improvements, which is fine, but he would like to see just an apron installed there. He explained that the Township is asking for curbing to define intersections and similar situations; he didn't think that was necessary, but an apron would also serve that purpose. Mr. Fisher noted that the primary access to the new lot will be a new driveway located on the other side of the lot. Mr. Newsome stated this access, whether it is primary or secondary, will remain. Mr. Fisher questioned the material to be used. Mr. Newsome explained that blacktop or anything to show that there is intent to use it, even if only sometimes, will suffice. Mr. Fisher asked if the area within the public right-of-way is the only area to be done. Mr. Newsome agreed.

Mr. Newsome asked for Mr. Fisher's agreement to the improvement. Mr. Fisher was not sure of the purpose of the apron. Mr. Newsome explained that the Township has for a number of years, been trying to define situations like this. The Township has sometimes required curbing at intersections and areas where there is a curb-cut. Mr. Fisher stated he would understand if this were a public road coming into the lot. Mr. Newsome asked that a note be put on the plan to say that an apron will be put in at the time the lot is developed. Mr. Fisher stated this lot will be residential. Mr. Fisher stated he will ask his client if it is acceptable to him, and noted that he would like to take the issue to the Board of Supervisors as a comment, and he can get an answer by then.

Mr. Ames, Dauphin County Planning Commission, stated that both property owners should sign the plan, so a block should be added for the Browns. Mr. Ames stated the concrete monuments

are not shown on the plan. Mr. Fisher stated that he will add the second signature block and the concrete monuments to the plan.

Mr. Grove made a motion to approve the plan, with the waivers as requested, subject to the comments and conditions as provided by the Township Staff, Engineer, and Dauphin County. Ms. Lindsey seconded the motion and a unanimous vote followed.

### **Business Improvement District**

Mr. Lighty suggested canceling the July 19, 2010 BID meeting since he has not received the information needed to continue. Once the preliminary plan is prepared in its draft form, the Commission will have a meeting. Mr. Newsome was agreeable to canceling this meeting, but was concerned that the process may be dragging out. He also noted that each member has gathered information for the project, so there will be much to discuss. Ms. Moran noted that Mr. Wolfe agreed to provide the use of some office space for the start-up of the BID. The next regularly scheduled BID workshop meeting is August 16, 2010.

### **Wind Energy Subcommittee**

Mr. Lighty stated there is nothing to report, and that the subcommittee needs to set a date for a meeting, after it receives the necessary data.

### **PUBLIC COMMENT**

A question was asked about the wind committee. Mr. Lighty stated a meeting was supposed to have been scheduled by now, but it has not happened yet.

A question was asked about the BID. Mr. Lighty explained that the Planning Commission has identified an area along Route 22, from just before Colonial Road to the Blue Ribbon Road intersection. The purpose is that the businesses get to decide if they want a BID, and they pay into it to make improvements. The gentleman asked if a BID was considered for Linglestown. Mr. Lighty answered that it was, but Linglestown Village already has several improvement projects being considered, as well as the fact that it is too small to raise enough money to make any significant improvements. Linglestown also has the Village of Linglestown Committee, which does similar things, but without the power to levy an assessment. There is a maximum assessment value, which was also not high enough to raise enough money in the Paxtonia area.

### **COMMISSIONER COMMENT**

Mr. Newsome asked for guidance. He stated that the Kendale Oaks plan has a note which says "an easement for a path will be provided". It is time for the Greenway Committee to work on that portion of a path which will also run along the creek. The Township already owns a large piece of the

land, and there is a sanitary sewer easement along it and a number of things that will contribute to a nice greenway path. Mr. Newsome asked how a note is enforced or brought to action. Ms. Moran will talk to Mr. Wolfe. Mr. Newsome stated the Greenway Committee is anxious to move on this project.

Mr. Newsome stated that the Greenway Committee thanked the Planning Commission for recommending the incorporation of many of its comments into the Subdivision & Land Development Ordinance.

Ms. Lindsey asked if there was any information about the intersection of I-83 and Colonial Road. Ms. Moran stated she has not seen an update on the I-83 / Beltway project.

Mr. Lighty asked for an update on the Nyes Road project. Mr. Ames stated he is a Traffic Planner for Dauphin County, and will get an update emailed to Ms. Hiner, who can forward it to the Planning Commission. Ms. Lindsey stated she has heard that the changes will be great.

Mr. Newsome asked if Bishop McDevitt plan includes sidewalk from the school up to the road. Mr. Lighty didn't think it did.

### **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, August 11, 2010, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, Mr. Newsome made a motion to adjourn the meeting. Mr. Grove seconded the motion, and a unanimous vote followed. The meeting adjourned at 7:43 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary