

**LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION**

September 14, 2011

**COMMISSIONERS PRESENT**

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

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Steve Fleming, HRG Inc.  
Tim Smith, Dauphin County Planning Commission

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on September 14, 2011 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Mr. Beverly led the recitation of the Pledge.

**APPROVAL OF MINUTES**

Mr. Beverly made a motion to approve the meetings minutes from June 8, 2011 and July 13, 2011. Mr. Grove seconded the motion, and a unanimous vote followed.

**PUBLIC COMMENT**

Mr. Lighty asked for comments from the audience on anything not on the agenda. There were none offered.

**NEW BUSINESS**

**Preliminary/Final Land Development Plan #11-09  
Village of Laurel Ridge**

Ms. Moran stated that the plan proposes the addition of 92 townhouse units to the existing Village of Laurel Ridge residential development. The property is currently improved with a 187-unit apartment development. The existing apartments are located on the eastern portion of the property and the western portion of the property is currently undeveloped. The property consists of 51.345 acres, is zoned R-2, Medium Density Residential District, and is served by public sewer and public water. The property is located south of Linglestown Road, west of Colonial road, and east of Crums Mill Road.

The applicant has requested four waivers:

1. Waiver of the requirement to submit a preliminary plan. Staff Supports
2. Waiver of the minimum street right-of-way and cartway width requirement. Staff supports this waiver as long as the proposed 50 foot access/utility easement be widened as needed to accommodate on-street parking.
3. Waiver of the requirement to have a straight (horizontal) portion of a street at least 50 feet in length at all intersections. The waiver request applies to the extension of the existing Ringneck Drive. Staff Supports.
4. Waiver of the requirement to have a leveling section with a grade of not more than 4% within 60 feet of an intersection. The waiver request applies to the extension of the existing Ringneck Drive. Staff Supports.

John Snyder, RGS Engineering, was present on behalf of the plan.

Mr. Snyder explained that the applicant would like to expand the development, even though it is now an R-2 zone. The apartment use could not be expanded, so they are proposing townhouses. Mr. Snyder presented a rendering of the community with townhouses. Ringneck Drive will be extended around and finish it. The townhouses would be off of Ringneck Drive. They do not really look like townhouses. This was done by angling the end unit so it will appear to have three fronts so you do not look at a typical side of a townhouse. The garages are also recessed so the streetscape is similar to the TND neighborhoods.

Mr. Snyder stated that 197 parking spaces are proposed, and 184 are required. The 197 spaces are accomplished by utilizing internal garages, parking spaces, as well as the external garages in the court area. It does not include driveway parking. This layout lends itself to an active adult population with more on the first and second floors rather than a 3-story townhouse.

Mr. Snyder stated there is a private sewer collection system that will be extended. There is no need for a sewer planning module since it was previously granted for 150 more units, and only 92 are proposed.

Mr. Snyder stated he did review the engineer's comments and revised the plan accordingly. He noted the first two waivers were requested with the application; however the second two were a result of discussion of the comments with Mr. Fleming. Both new waivers deal with existing conditions at the southern extension of Ringneck Drive. The first additional waiver is for straight sections of the street near intersections, and that is to try to align streets and maintain straight roads coming into intersections to avoid angles. The second additional waiver is for intersections and leveling areas. They are putting in a crest vertical curve to increase sight distance and the result over the entire 60 feet with the curve, the elevation difference is less than the 4%, however the one straight section coming into the intersection is 5%.

Mr. Lighty asked if Mr. Snyder reviewed comments from Staff and County, as well as the engineer. Mr. Snyder answered yes. Mr. Lighty asked if Mr. Snyder will be unable to address any of those comments. Mr. Snyder answered no.

Mr. Lighty asked if the 50-foot access has been widened. Mr. Snyder stated he has not yet submitted the revised plan, but he will be okay doing that.

Mr. Newsome asked if Staff has an opinion on the two additional waiver requests. Mr. Fleming explained that the conversation between Mr. Snyder and himself resulted in the waiver requests, so the waivers are appropriate in this situation due to the existing conditions. The deviation is only from 4% to 5% and is consistent with the rest of the community. He also noted the streets are private and will not be turned over to the Township for maintenance.

Mr. Guise asked if the parking is pull-in vertical parking. Mr. Snyder stated it is.

Mr. Guise asked about parking in driveways. Mr. Snyder explained that he did not count that in his parking calculations. If those were included, it would increase the total parking spaces to over 200.

Mr. Guise asked if it is correct that some units do not have garages. Mr. Snyder answered that some units do not have garages. He added that some have internal garages, some have detached garages, and there are some that have no garage space at all. Mr. Guise asked if the parking spaces along Ringneck Drive are covered. Mr. Snyder answered no.

Mr. Grove stated that he is unable to determine if the lighting fixtures meet the ordinance on the Landscaping and Lighting page of the plan. Mr. Fleming noted that one of his comments was to revise the lighting plan to show the footprint photometrics to show how the light cascades and diminishes. He is pretty sure it will meet the ordinance, but the plan has to show it. Mr. Snyder stated the existing lighting fixtures have very low lights and globes, and they intend to continue that style. Mr. Fleming stated that they do make a full cut off globe so it will comply, but also satisfy the architectural wishes of the community.

Mr. Guise asked if HRG comment #3 will be addressed. Mr. Snyder stated they did adjust the setback, and it will be shown on the revised plan.

Mr. Smith did not have any additional comments.

There were no comments offered from the audience.

Mr. Guise asked if staff is comfortable with the discussion, and noted that there are a significant number of comments. Mr. Fleming stated that he is comfortable with it, because most of the comments are technical in nature and only involve minor tweaking. He noted that he and Mr. Snyder have already worked out most of them.

Mr. Guise made a motion to recommend approval of the plan, subject to addressing the comments. The motion included recommendation to approve four waiver requests, with the condition as noted on #2. Mr. Grove seconded the motion, and a unanimous vote followed.

**Anderson & Gulotta Holding Group, LLC**

Ms. Moran stated that she has not been contacted by the applicant, however there is no one present on behalf of the plan.

A motion was made to table the plan by Mr. Newsome and seconded by Mr. Gingrich. A unanimous vote followed to table the plan until a future meeting.

*(It was later determined that the applicant was unable to attend the meeting due to repair/relief efforts associated with recent severe weather in the area.)*

**COMMISSIONER COMMENT**

**BID**

Ms. Lindsey asked if there was an update on the Colonial Corridor Improvement District. Mr. Lighty and Ms. Moran answered that they have not heard anything further on this item, either from the Board of Supervisors or the business owners. Ms. Lindsey stated that it has been a very long time since meeting with the business owners.

**Flood Damage**

Mr. Lighty asked if there is anything significant that the Planning Commission should be aware of. Mr. Fleming stated that they are applying for an emergency permit from DEP for the storm system on Devonshire Road near Coventry Road. The storm of August 6 & 7, 2011 washed out the sediment and exposed the storm sewer pipe. Repairs are required elsewhere in the Township, but nothing else that requires an emergency permit from DEP.

Mr. Grove stated that there is an area on the paved part of the roadway that bubbles up, and questioned if it is a natural spring. Mr. Fleming stated he is not aware of it, but noted that traditionally there is high ground water and the properties in that area have sump pumps that do discharge very close to the roadway. Mr. Fleming stated he has reviewed that area 3-4 times in 2011 with Public Works to plan out the repairs, and he has not come across any naturally occurring springs, but guessed that it was probably from sump pump discharge. The frequently get covered up and are not visible, or there could be a break in the line creating the bubbling.

**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, October 12, 2011, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, Mr. Grove motioned to adjourn the meeting, Ms. Lindsey seconded the motion, and the meeting adjourned at 7:30 pm with a unanimous vote.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary