

**LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION**

November 9, 2011

**COMMISSIONERS PRESENT**

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

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Mike Kmiecinski, Dauphin County Planning  
Commission

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:02 pm, on November 9, 2011 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Ms. Lindsey led the recitation of the Pledge.

**APPROVAL OF MINUTES**

Mr. Newsome made a motion to approve the meetings minutes from September 14, 2011. Mr. Beverly 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 Subdivision Plan #11-10  
Anderson & Gulotta Holding Group, LLC**

Ms. Moran stated that the purpose of this plan is to subdivide existing Lot 2 with an existing two-story 19,440 square foot office building and an existing one-story 5,760 square foot office building into two parcels. The property is zoned CN, Neighborhood Commercial District, is served by public water and public sewer, consists of 2.4708 acres and is located west of North Mountain Road and south of Linglestown Road.

The plan was tabled at the September 14, 2011 Planning Commission meeting.

The applicant has requested three waivers:

1. Waiver of the requirement to show existing and proposed contours [180-404.C.8].
2. Waiver of the requirement to provide a stormwater management plan [180-404.E.9].
3. Waiver of the requirement to provide an erosion and sedimentation control plan [180-404.E.4].

Staff supports these waiver requests.

Mr. Lighty stated he has a business relationship with the property owner and asked Mr. Gingrich to take over this portion of the meeting.

Andrew Kravitz and Kenneth Grubb, CET Engineering, were present on behalf of the plan.

Mr. Kravitz, 2595 Interstate Drive, Suite 101, Harrisburg PA, stated he represents Anderson & Gulotta. He has received the comments and accepts all of them. He noted that one of the comments asked for a better representation of the driveway easement off of the north side of Stevenson Avenue into the property. That is shown on the new plan. A driveway easement was also requested. That has been drafted and will be sent to the Solicitor, whom he has spoken with about it. There is a sewer line that runs northwest off of North Mountain Road, across proposed Lot 2B, and they want a stormwater easement, and it has been drafted.

Mr. Kravitz stated that the only general condition that needs to be discussed is the automatically renewable guarantee. This property is built and all improvements were already made as part of the previous land development plan. He asked that that comment be removed.

Mr. Kravitz explained that the DEP sewage comment is also taken care of since there is no new sewage or stormwater runoff to consider.

Mr. Guise asked about the requirement for an improvement guarantee. Ms. Moran stated it is correct that he will not need to post an improvement guarantee. Mr. Guise asked if it is a requirement that needs to be waived. Ms. Moran answered no, it will be removed from the list of comments to address.

Mr. Newsome asked what changes will be made to the driveway on the new plan. Mr. Kravitz showed on the plan where it says 20 feet, it will now be 24 feet, and it will continue to be part of Lot 2 and it delineates the 24 foot right-of-way to Lot 2A.

Mr. Newsome asked if each lot will have a different owner. Mr. Kravitz answered that is correct. Mr. Newsome asked if the parking will continue to flow between the buildings. Mr. Kravitz stated they will not put up a wall or curb to delineate the property line. Mr. Newsome asked if either building will depend on the parking spaces on the other lot. Mr. Kravitz felt that each lot has sufficient parking for its uses, and noted that the building on lot 2B has only two very small office tenants.

There was no comment from the audience.

Mike Kmiecinski, Dauphin County Planning Commission, had no further comments on the plan.

Mr. Guise made a motion to recommend approval of the plan, and approval of the waiver requests. He noted that the requirement to provide an automatically renewable improvement guarantee is not required since all improvements are already completed. Mr. Newsome seconded the motion, and the motion carried with the following votes: Ms. Lindsey-Aye; Mr. Beverly-Aye; Mr. Newsome-Aye; Mr. Guise-Aye; Mr. Gingrich-Aye; and Mr. Lighty-Abstain.

### **COMMISSIONER COMMENT**

Ms. Lindsey asked if there has been any response from the Board of Supervisors about the Business Improvement District. Mr. Lighty and Ms. Moran both answered that they have not heard anything back yet.

Mr. Newsome asked staff to draft a memo listing the items that the Commission may have been working on that haven't been completed, such as SALDO amendments. This could be a work plan for the Commission for the upcoming year.

### **ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, December 14, 2011, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, Mr. Gingrich motioned to adjourn the meeting, Ms. Lindsey seconded the motion, and the meeting adjourned at 7:15 pm with a unanimous vote.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary