

# Lower Paxton Township

## Planning Commission

January 5, 2022

### ANNUAL REORGANIZATION MEETING

#### Commissioners Present

Fredrick Lighty  
Doug Grove  
Lori Staub  
Jeff Kline  
Everette Hamilton  
Sandra Bloom  
Kurt Meckes

#### Also Present

Nick Gehret, Lower Paxton Township Codes Officer  
Jason Hinz, HRG. Inc.  
Andrew Bomberger, D.C.P.C.

#### **Call to Order**

Mr. Lighty called to order the Reorganization Meeting of the Lower Paxton Township Planning Commission at 7:00pm on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

#### **Pledge of Allegiance**

Mr. Lighty led the recitation of the Pledge of Allegiance.

#### **Election of the Chairman of the Planning Commission**

Mr. Meckes nominated Mr. Lighty as Chairman of the Planning Commission. Mrs. Staub made a motion to approve Mr. Lighty and Mr. Kline seconded the motion.

#### **Election of the Vice-Chairman of the Planning Commission**

Mr. Meckes nominated Mr. Grove as the Vice-Chairman of the Planning Commission. Mrs. Staub made a motion to approved Mr. Grove and Mr. Kline seconded the motion.

#### **Election of the Planning Commission Secretary**

Mr. Meckes nominated Everette Hamilton as the Secretary of the Planning Commission. Mrs. Staub made a motion to approved Mr. Hamilton and Mr. Kline seconded the motion.

#### **Approval of the Meeting Dates**

Mr. Kline recommended to adopt the meeting dates as listed. Mr. Hamilton seconded the motion and a unanimous vote followed.

January 5, 2022  
February 2, 2022  
March 2, 2022  
April 6, 2022  
May 4, 2022  
June 1, 2022  
July 6, 2022  
August 3, 2022  
September 7, 2022  
October 5, 2022  
November 2, 2022  
December 7, 2022

### **Approval of Meeting Times**

Mr. Grove made a motion to approve the Meeting Time of 7:00pm and Mr. Meckes seconded the motion.

Mr. Grove made a motion to adjourn the Reorganization Meeting and Mr. Hamilton seconded the motion and a unanimous vote followed.

Sincerely submitted,

Michele Kwasnoski  
Recording Secretary

# Lower Paxton Township

## Planning Commission

Meeting Minutes

January 5, 2022

### Commissioners Present

Fredrick Lighty  
Doug Grove  
Lori Staub  
Jeff Kline  
Everette Hamilton  
Sandra Bloom  
Kurt Meckes

### Also Present

Nick Gehret, Lower Paxton Township Codes Officer  
Jason Hinz, HRG. Inc.  
Andrew Bomberger, D.C.P.C.

### **Approval of Minutes**

Mr. Lighty asked if there were any questions or changes to the November 10, 2021, and December 1, 2021, Planning Commission Minutes. Mr. Grove made a motion to adopt the November 10, 2021 and the December 1, 2021 Planning Commission Meeting Minutes. Mr. Hamilton seconded the motion and a unanimous vote followed.

### **New Business**

- a. **Ordinance 21-09 amends Chapter 203 of the Zoning Ordinance, Section 303A, to modify the Lower Paxton Township Zoning (the "Zoning Map" to rezone land from the A-1, Agricultural Residential District, and the IN, Institutional District, to the NDD, Neighborhood Design District.**

### Ordinance 21-09

Ordinance 21-09 amends Chapter 203 of the Zoning Ordinance, Section 303.A, to modify the Lower Paxton Township Zoning (the "Zoning Map") to rezone land from the A-1, Agricultural Residential District, and the IN, Institutional District. to the NDD, Neighborhood Design District. Ordinance 21-09 amends the Zoning Map to rezone from the (AR) Agricultural Residential and the IN, Institutional District, to the (NDD) Neighborhood Design District for the parcels known as Dauphin County Tax Parcels Nos 35-007-030 (76 acres - AR); 35-007-031 (23.5 acres -AR); 35-007-010 (39 acres - IN); and 35-019-007 (55.17 acres - IN). The Planning Commission has been provided the following information in regard to Ordinance 21-09:

- Proposed Ordinance 21-09
- A copy of the Public Notice The proposed ordinance was advertised in accordance with the PA Municipalities Planning Code
- . • The Public Notice has been posted in the Legal ad column of The Sun on Thursday, December 16, 2021, and Thursday, December 23, 2021
- . • A listing of individuals and the mailing that they received, which included the Legal Advertisement of the Ordinance was sent on December 21, 2021.
- The property will be posted with the public notice on January 3, 2022. The Application for Amendment to Zoning Ordinance was sent to Dauphin County Planning Commission for review on November 29, 2021, the item was placed on the Commission's January 10, 2022, agenda.

Commissioners' questions for Mr. Gehret. There are a couple parcels that are correct.

#### County Comments

Mr. Bomberger stated that the Dauphin County Planning Commission meets next Monday Night. Mr. Bomberger stated that # 2 parcels, Protected open space and Public recreation are his concerns. What is on the Comprehensive Plan is what is to be looked at. The question of a Dense Residential Development.

Mr. Lightly stated that the Township plans are not to be the owner of the property.

Mr. Kline made a motion to recommend approval of the rezoning parcels 35-007-030 and 35-007-031 from (AR) Agricultural Residential to (NDD) Neighborhood Design District and Parcel 35-019-007 and 35-007-010 from (IN) Institutional District to (NDD) Neighborhood Design District, subject to the comments from HRG. County and the Staff. Mr. Hamilton seconded the motion and a unanimous vote followed.

#### **b. Preliminary/Final Land Development Plan for Mister Car Wash-Harrisburg, PA.**

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Land Development Plan for Mister Car Wash –Harrisburg Pa. proposes to redevelop the property at 5390 Jonestown Road. The lot is currently vacant and was the former site of a gas station. The scope of the project will include the demolition and removal of the existing pavement and concrete as well as the existing storage tanks on the site. A new 5,443 SF Automated Car Wash Building will be constructed on the 1.691 acres site Additional site improvements will involve the parking areas being reconfigured and Landscaping being added primarily around the basin situated to the property's Eastern boundary line. The site is in the CG Commercial General Zoning District and will be served by public sewer and water.

#### Waiver Requests:

1. [SLDO: 180-303 .C.9] - The applicant is requesting a waiver of the requirement of a separate preliminary final subdivision plan.

A waiver request is not necessary as the applicant may submit a Preliminary/Final Plan at their own discretion.

2. [SLDO: 180-403.C.4] -The applicant is requesting a waiver of the requirement to show existing and natural features on the property and extending 100 feet beyond the property.

We support this waiver request as the plan has been provided with sufficient detail to review the intentions of the applicant.

3. [SLDO: 180-403.C.5] -The applicant is seeking a waiver of the requirement to show all existing and man-made structures on the property and extending a minimum of 100 feet beyond property boundary.

We support this waiver request as the plan has been provided with sufficient detail to review the intentions of the applicant.

4. [SLDO: 180-403.C.8] -The applicant is seeking a waiver of the requirement to show existing contours on property and a extending a minimum of 100 feet beyond the property boundary at 2' intervals.

We support this waiver request as the plan has been provided with sufficient detail to review the intentions of the applicant.

5. . [SLDO: 180-403.C.15.a-d] -The applicant is seeking a waiver of the requirement to show streets, utilities, and other proposed features on the development extending 100 feet beyond property's boundaries.

We support this waiver request as the plan has been provided with sufficient detail to review the intentions of the applicant.

6. . [SLDO: 180-503.A.9] -The applicant is seeking a waiver request of the requirement that whenever a Land Development abuts a street that does not meet Township design criteria, the street shall be widened to meet criteria with curbing, sidewalks, and drainage facilities.

We support this waiver request as there is no known need for additional right-of-way or cartway width along Lockwillow Ave.

7. [SLDO: 180-503 .1.2] - The applicant is seeking a waiver of the requirement that driveways shall only intersect streets at right angles.

We support this waiver request as the plan does not propose to alter the existing access points to the site and there are no known issues with the current configuration.

8. SLDO: 180-503.1.4] -The applicant is seeking a waiver of the requirement that when a driveway accesses a curbed street, the driveway opening shall contain a depressed curb with a minimum

of 1.5" curb reveal across the required width of the driveway. At each end of the driveway opening a two-foot curb transition to full height curbing shall be provided.

We support this waiver request as the plan does not propose to alter the existing access points to the site and there are no known issues with the current configuration.

9. [SLDO: 180-503.1.7] -The applicant is seeking a waiver of the requirement that no shared driveways shall be approved except were governed by a recorded easement agreement at a minimum setting forth maintenance requirements, cross access provisions, cost sharing, and the like. Said easements must also be reflected graphically on an approved plan. Shared driveways shall also have a minimum width of 15 feet and a maximum width of 24 feet.

We support this waiver request as providing access to the adjacent site could be a desirable condition in the future.

Mr. Charles Suhr, Attorney for C.W. West, and Mr. Anthony Caponigro, Kiley –Horn CWP West Corp Engineer, were present to represent the plan. Mr. Suhr stated that we were her last month and gave a presentation of the project. Mr. Suhr state that they have no problems with the comments from HRG., nor the Staff comments. Mr. Suhr stated that we are able to provide information on the lighting plan and we have newly open sites that have been submitted. The sense of signage has not been utilized.

Mr. Lighty stated that the building is attractive and designed like the retail stores in the area.

Mr. Caponigro stated that the lighting specs of the project meet the Township requirements. The parking area is to avoid spillover lighting. The parking facility light is 20 feet maximum and are wall scones not wall packs, so that the light is contained. The Jonestown Road side is of architectural style. The wall side of the building is longer and wall packs are being used. Mr. Grove stated that he is very pleased with the lighting plan. Mr. Grove stated that he is not looking in the right place for the F13 because the F13 is not on the plan. Mr. Caponigro stated that F12H style gauge instead of the F13. The F13 is intended to be F12H. Mr. Grove stated excellent lighting plan and the illusion of different lighting fixtures. The barrel type scones are ecstatically pleasing as well as no light pollution.

Mr. Kline stated that the layout of the pictorial of the building is like newer buildings. Mr. Kline stated that he was in Sinking Springs and viewed a Mister Car Wash in a strip mall there. He was very impressed with the look of the carwash and that the colors were a lot different. The manager of that store was also in the audience and stated that that facility was built in 2006. Mr. Kline stated that it did not look 16 years old. Mr. Suhr stated that the architectural style is the Arizona style. Mr. Kline stated that it is glittery but not Vegas.

#### HRG Comments

Mr. Hinz stated that the technical comments have been addressed.

#### County Comments

Mr. Bomberger stated that there were no comments other than the sidewalk to the property line.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Land Development Plan for Mister Car Wash-Harrisburg, PA. Plan #21-34 with the approval of all waivers and request subject to the comments from HRG., County and Staff. Mr. Hamilton seconded the motion and a unanimous vote followed.

**c. Preliminary/Final Land Development Plan for Self-Storage Facility for Allentown Blvd. Associates**

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Land Development Plan for Self-Storage Facility for Allentown Blvd. Associates propose to develop the 14.53 acres lot located East of Elderberry Lane and along Allentown Boulevard (Parcel No: 35-034-011) into a Flex Warehouse. The property is in the (LI) Light Industrial Zoning District. The Self-Storage Facility proposes the construction of 3 - story 90,000 SF (30,000 SF per story) storage building, RV storage parking spaces, and associated site improvements which will include car parking, loading docks and stormwater facilities. Two additional on-story storage buildings will be constructed later. The site will be served by public sewer and water supply.

**Waiver Requests:**

1. [SLDO: 180-508/509] The applicant is requesting a waiver for the requirement to provide sidewalks, curbing, street widening, and drainage improvements along Allentown Boulevard and Jonestown Road. Currently, no sidewalks exist on adjacent properties on either road.

We support this waiver request.

2. [SLDO: 170-502.L.3/180-510.A] The applicant requests to waive the 3:1 slope requirement in fill condition. Due to flood-zones and steep slope constraints of the site, the applicant believes a 2:1 slope is necessary for cut and fill slopes.

We support this waiver request. The applicant provided a slope stability report indicating the 2: 1 slopes are feasible on this site. It is recommended that the slope is vegetated and stabilized as soon as possible.

3. [SLDO: 180-515.C.3] The applicant is requesting a waiver of the requirement to provide perimeter landscaping around parking lots due to a proposed stormwater easement, Right -of-Way, and clear sight triangle in the Northeast corner of the site.

We support this waiver request.

Mr. Gehret stated that this plan had more than 30 loading docks as of January 21, 2020. There has been a revision to the plan. Mr. Lighty stated that the plan is a self-storage, committed use. This plan protects its neighbors. Mr. Gehret stated that there will be no term idling and less intense use. RV parking is definitely needed in our township. Mr. Gehret stated there has been a change in the lighting plan to the previous warehouse plan. Mr. Lighty stated that RV being promoted in this plan is a storing not staying. Mr. Gehret stated yes it is storing not staying.

Mr. Elliot Shibley, Allentown Associates, was present to represent the plan. Mr. Shively stated that the lighting plan consistent to the previous plan at the south for the neighbors. There are no wall packs proposed. The middle area LED over door automated drive up light and drive away and it goes off.

Mr. Shibley stated that the Hours of operation are 8:30 am thru 6:30 pm. or 5:00am thru 10 :00 pm daily.

Mr. Shibley stated the extended land is a buffer to the south with evergreen trees to lessen the noise issue.

Mr. Shibley stated that there are 30 parking spaces with 6 spaces and 2 full time employees and less customers. There are 6 round trip daily and 100 units compared to 800 units and less than 50 round trips.

Mr. Shibley stated that an additional water line has been extended (well) now Suez and they are putting in a water line. The design needs final details.

Mr. Lighty stated did you look at HRG., County and Staff comments.

#### County Comments

Mr. Bomberger stated about pedestrian access. No other comments.

Mr. Lighty stated that he is curious why warehouse change to self-storage. Mr. Shibley stated that the client decided to go that route, going with a warehouse there is not a huge market for that. There is a lack for storage. The building will be 3 stories climate control and RV storage.

Mr. Grove stated that looking at the plan question of fencing. Is the property wide open or having fencing? Mr. Shibley stated that there is no fencing, two gates, one for progress and one for regress. The climate control down the middle.

Mr. Kline stated is this personal size or vehicle size. Mr. Shibley stated 5x5 or 5x10 an RV building and additional building could be boat storage, outdoor parking, or outdoor storage until the building is built.

Mr. Grove stated that the plan complimented the lighting plan and it was all the information that was needed.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Land Development Plan for Self-Storage Facility for Allentown Blvd. Association Plan #19-09 approving the 3 waivers and subject to the comments from HRG., County and Staff. Mr. Hamilton seconded the motion and a unanimous vote followed.

#### Commissioner Comments

Mrs. Staub stated is the Public Notice for Rt. 39 on February meeting. Mr. Lighty stated to be determined and has to be finalized first. Mr. Kline stated to get a jump on the parcels. Mr. Lighty stated not until the property is owned by the new owner and not the Township, that is a different argument.



Mr. Kline stated that Yingst ,another owner and Township. Auction Township and the bidding process.  
The re-zoning first than land appraisal.

February meeting may be virtual.

**Next Regular Meeting: February 2, 2022**

The next regular Lower Paxton Township Planning Commission meeting is scheduled for February 2, 2022 at 7:00pm.

**Adjournment**

Mrs. Staub made a motion to adjourn the January 5, 2022 Lower Paxton Township Planning Commission meeting. Mr. Hamilton seconded the motion and the meeting adjourned at 7:50pm.

Sincerely Submitted

Michele Kwasnoski  
Recording Secretary