

Lower Paxton Township

Planning Commission

Meeting Minutes

February 2, 2022

Commissioners Present

Fredrick Lighty
Doug Grove
Jeff Kline
Everette Hamilton
Sandra Bloom
Courtney Powell

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 Lower Paxton Township Planning Commission meeting at 7:00pm on the above date in the Lower Paxton Township Municipal Building at 425 Prince Street, in room 171, Harrisburg, Pennsylvania.

Pledge of Allegiance

Ms. Powell led the recitation of the Pledge of Allegiance.

Meeting Minutes

Mr. Lighty asked if there were any questions or changes to the January 5, 2022, Reorganization Meeting or the January 5, 2022, Lower Paxton Township Planning Commission meeting minutes. Mr. Grove made a motion to approve the January 5, 2022, Lower Paxton Township Reorganization, and the Lower Paxton Township Planning Commission Meeting Minutes. Mr. Hamilton seconded the motion and a unanimous vote followed.

New Business

- a. Ordinance 22-01 amends Chapter 203 of the Zoning Ordinance, Section 303A, to modify the Lower Paxton Township Zoning Map (the "Zoning Map") to rezone land from the AR, Agricultural Residential District to the NDD, Neighborhood Design District.

The applicant requested that this plan be tabled to a future meeting.

- b. Additional waiver request for the Final Subdivision Plan for the Estates of Autumn Oaks Phase III

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the [SLDO: 180-512.B.1] The applicant is requesting a waiver of the requirement that when there is an existing public water supply system located within 1,000 feet from the boundary of the subdivision or land development, a complete water supply system connected to the existing public water supply system shall be provided.

Staff supports this waiver request due to adequate documentation being provided to support the claim that Suez Water's public water supply does not have the available water pressure to sufficiently supply the development.

Mr. Lighty stated that there is a letter from Suez on file? Mr. Gehret stated that he is not sure about a letter. Mr. Kline stated did Suez explain why they could not support the water supply, is it elevation, distance, or population too large? Mr. Gehret stated that Suez stated it was the elevation was the issue.

Lauren McDaniel, Joel McNaughton, from the McNaughton Company and Tim Mellott from Mellott Engineering, were present to represent the plan. Ms. McDaniel stated that the plan was previously approved with the 1,000 feet from the boundary of the subdivision with existing water supply. Suez stated that the water pressure is insufficient due to elevation and the infrastructure is too great for this Phase of development. We are proposing private ground water wells at 1 acre lots. Lots at Forest Hills are on ground water wells. Mr. Lighty stated that the notice from Suez came after the plan Approval. Mr. Mellott stated that several emails were received that there was insufficient water pressure at the Estate of Forest Hills.

HRG Comments

Mr. Hinz stated that they support the waiver due to Suez not being able to support the houses.

Mr. Kline made a motion to recommend approval of the Additional Waiver request for the Final Subdivision Plan for the Estates of Autumn Oaks Phase III, Plan #21-10 with the waiver requirement to connect Suez water subject to the comments from HRG., County and Staff. Mr. Hamilton Seconded the motion and a unanimous vote followed.

c. Final Subdivision and Land Development Plan for Blue Ridge Village Phase III

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Phase III of the Final Subdivision and Land Development Plan for Blue Ridge Village involving a total tract of 10.37 acres that will be subdivided to create 33 single family lots.

The site is in the Residential Retirement Development (RRD), Zoning District and will be served by public sewer and water supply.

Mr. Matt Fisher, R.J. Fisher & Associates, was present to represent the plan. Mr. Fisher stated that the plan is a 33 lot, residential final subdivision. Mr. Fisher stated he had no issues answering any comments. Mr. Lighty stated that HRG Comment with the runoff issue. There appears to be a significant amount of runoff from the properties on the east side of Allyson Road is directed through the rear of Lots 61-64 to Phase I Lots 65-68. Mr. Fisher stated that the runoff between lots has been redirected to

Triple Crown and other thoughts to redirect the runoff of the water. I am waiting to hear from them. Mr. Hinz stated the topography plans to divert water and stormwater to the street. Mr. Lighty stated that the stormwater flowing thru backyards from neighbors or the property owners during a heaven rain are going to result in Township complaints. Mr. Fisher stated that the Township is not in control of the complaints it is the design. In which, as of now we do not have an alternative plan.

County Comments

Mr. Bomberger stated that comments should be listed on the plan. Once this plan is approved where do you stand with the Commercial Properties? Mr. Fisher stated that all are store front Land Development. There are no tenants yet. Mr. Lighty stated that by the bank is the carwash still be proposed.

Mr. Grove made a motion to recommend approval of the Final Subdivision and Land Development Plan for Blue Ridge Village Phase III Plan #21-39 which has no waiver requests and is subject to the comments of HRG, County and Staff. Ms. Bloom seconds the motion and a unanimous vote followed.

Commissioners Comments

Mr. Bomberger stated that PNDIS is planning an education in person, SLDO education this spring late April. Tuesday evenings at the Penbrook Hall \$35.00, 3 consecutive Tuesday nights, April 26, May 3, and May 10.

The County has a newsletter about infrastructure with 23 competitive programs and projects. The emails are linked to a fact sheet to look over, they range from small to large. Tri County Planning. Dauphin County Planning. Mr. Lighty stated the map of the county looks at the big picture and scans the plan. The website takes you to the map and thru the application in the system. Mr. Bomberger stated that it is a planning tool kit. Fact sheets, local examples of traffic, land use, stormwater. Mr. Lighty stated that it shows traffic accident locations and what is being built where. Mr. Lighty stated that the county uses drones to determine how many parking spaces are needed and if the parking spaces are being utilized in existing parking lots.


Next Regular Meeting: March 2, 2022

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

Adjournment

Mr. Grove made a motion to adjourn the February 2, 2022, Lower Paxton Township Planning Commission meeting. Mr. Hamilton seconded the motion and the meeting adjourned at 7:30pm.

Sincerely Submitted,


Michele Kwasnoski
Recording Secretary