

# Lower Paxton Township

## Planning Commission

Meeting Minutes

March 1, 2023

### Commissioners Present

Fredrick Lighty  
Doug Grove  
Jeff Kline  
Everette Hamilton  
Sandra Bloom

### 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 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**

The recitation of the Pledge of Allegiance was led by Ms. Bloom.

### **Approval of Minutes**

Mr. Lighty asked if there were any questions of changes to the January 4, 2023, Lower Paxton Township Planning Commission Re-Organization and regular meeting minutes. Mr. Gehret stated that July 5, the date when the Board of Supervisors have Rm. 171. Mr. Gehret stated that we could change rooms or change the date. However the date was a more complex change due to people being on vacation. The room change would be that our meeting is held in room B multipurpose room. Mr. Lighty agreed to keep the date and change rooms. Mr. Kline stated that the minutes had the Vice Chairman and the Secretary reversed. The correction was noted and will be changed for the minutes to be handed in. Mr. Grove made a motion in which the corrected minutes were approved. Mr. Kline seconded the motion and a unanimous vote followed.

### **New Business**

#### a. Preliminary /Final Subdivision and Lot Addition 2150 Parkway West

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Subdivision and Lot Addition for 2150 Parkway West proposes to subdivide Lot 2A from Lot 1 and add it to existing Lot 2. With the subdivision of Lot 2A (3.521 acres) from Lot 1. Lot 1 will be reduced from (17.9699 acres) to (14.448 Acres). Lot 2 will increase from (1.5024 acres) to (5.0275 acres). The site is in the Agricultural Residential (AR), zoning district and will be served

by private sewer and private water supply. No construction or earth disturbance is proposed with this plan.

Waiver Requests:

1. [SLDO: 180-403.C.9 & 180-404C.9] -The applicant is requesting a waiver from the requirement that the plan scale shall not exceed one-inch equals 60 feet.

We support this waiver request as the plan is clearly visible at the scale provided.

2. [SLDO: 180-503.C& Table 503.1] -The applicant is requesting a waiver from the requirement that the minimum Street right-of-way and cartway widths shall be required.

We support this waiver request as there is no known need for additional roadway width in the vicinity of the subdivision.

3. [SLDO: 180-515.E.1] - The applicant is requesting a waiver of the requirement to provide street trees.

We support this waiver request due to the nature of the plan being solely for subdivision.

4. [SLDO: 180-518] -The applicant is seeking a waiver of the requirement to provide a wetland study.

We support this waiver request due to the known existing stream on the property being provided with a 75-foot-wide drainage easement centered over the existing stream.

5. [SLDO: 180-520] -The applicant is requesting a waiver of the requirement that all Monuments and markers shall be set at all points, as required herein, for all new subdivision and land development plans approved by the Township.

We support this waiver request as markers at the proposed subdivision line are already in place.

6. [SLDO: 180-522] - The applicant is requesting a waiver of the requirement to of the Dedication of recreation land and fee requirements.

We support this waiver request due to no new lots being created.

Mr. Gehret asked any questions of the Commissioners.

Mrs. Jackie Stoak and Mr. Donald Stoak were present to represent the plan. Mrs. Stoak stated that they were here only to split the subdivision of the fence line for the horses. The farm is to stay in the family. There is no road frontage nor a need for sidewalks. Nothing changes except for the fence to be moved.

Mr. Lighty stated that there will be no new houses being built. Mrs. Stoak stated that the property is staying in the family. The family cannot decide, and we want the 3.5 acres of land. We will figure it out as a family. Mr. Kline stated that both lots are in the family, are you splitting and selling. Mrs. Stoak stated that we just want 5 acres, and the rest is the family and their kids' property. There is no plan for development.

HRG Comments:

Mr. Hinz stated there are no comments.

County Comments:

Mr. Bomberger stated there are no comments.

Mr. Gehret stated that the waiver of sidewalks and curbing be an official request.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision and Lot Addition 2150 Parkway West Plan 23-05, including approval of waiver requests, subject to comments from HRG., County and Staff. Mr. Hamilton Seconded the motion and a unanimous vote followed.

#### **Next Regular Meeting**

The next regular Lower Paxton Township Planning Commission meeting is scheduled for April 5, 2023, at 7:00pm.

#### **Adjournment**

Mr. Grove made a motion to adjourn the March 1, 2023, Lower Paxton Township Planning Commission meeting. Ms. Bloom seconded the motion and a unanimous vote followed. The meeting adjourned at 7:15pm.

Sincerely Submitted,

Michele Kwasnoski  
Recording Secretary