

Lower Paxton Township  
Planning Commission  
Meeting Minutes  
April 6, 2022

Commissioners Present

Fredrick Lighty  
Doug Grove  
Lori Staub  
Jeff Kline  
Everette Hamilton  
Kurt Meckes  
Courtney Powell (alternate)  
Sandra Bloom -Arrived late

Also Present

Nick Gehret, Lower Paxton Township Codes Officer  
Jason Hinz, HRG. Inc.  
Andrew Bomberger, DC PC.

**Call to Order**

Mr. Lighty called to order the Lower Paxton Township Planning Commission meeting at 7:00pm on the above date in room 1717 of the Lower Paxton Township Municipal Building at 425 Prince Street, Harrisburg, Pennsylvania.

**Pledge of Allegiance**

The recitation of the Pledge of Allegiance was led by Mr. Grove.

**Meeting Minutes**

Mr. Lighty asked if there were any questions or changes to the March 2, 2022, Lower Paxton Township Planning Commission Meeting minutes. Mr. Grove made a motion to approve the March 2, 2022, Lower Paxton Township Planning Commission Meeting minutes. Mr. Hamilton seconded the motion and a unanimous vote followed.

**New Business**

**a. Ordinance 22-03, to permit a Conveyorized Car Wash in the RRD Zoning District when the use abuts an Arterial Street**

Mr. Gehret has stated that the Lower Paxton Township Planning Commission has received the following information on the Ordinance 22-03 amends Chapter 203 of the Zoning Ordinance, Article III, to modify the Lower Paxton Township Zoning Ordinance to adopt and amend Section 319, Subsection D(9) "Permitted By Right Uses" and F(6)(A) "Overall Requirements" to permit a Conveyorized Car Wash in the RRD Zoning District when the use abuts an arterial street.

The Planning Commission has been provided the following information regarding Ordinance 22-03:

- Proposed Ordinance 22-03
- 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, March 31, 2022, and Thursday, April 7, 2022.
- The property was posted with the public notice on March 14, 2022.

The Application for Amendment to Zoning Ordinance was sent to Dauphin County Planning Commission for review and was placed on the Commission's April 4, 2022, agenda.

Mr. Jeffrey Esch McCombie, McNeese Wallace & Nurick LLC, was present to represent the Ordinance. As was Nick Ord, Coldwater Capital was present to represent the Ordinance. This Ordinance is proposed for the site on Alexandra Lane. Shiny Shell is a premium experience and the highest end quality car wash. It is an owner /operator facility, the carwash recycles and reuses the water. The carwash would be operatable between 7:30 am and 8:00pm, with one employee on the premises during working hours.

Mr. McCombie stated that they gave a survey to the apartment, single family houses and the townhouses. The survey 1. 56% use of auto oriented drive thru and 93% occasionally. 2. fast food and auto conveyerized carwash , which brings in traffic along the driving route. 3. Least impact was the noise pollution. The carwash would be West 200 to 300 feet from the nursing home, 400 to 500 feet northwest of the apartments and 600 feet northeast of the townhomes.

The Amendment and zoning, One conveyor in RRD. Limited Institutional District limit it buddying and arterial Street. Linglestown Road and South 81 and Colonial and Crums Mill Road. Mr. McCombie stated there are three undeveloped lots, the RRD limitations conveyerized carwash, high end, and size limit 55,000 sq feet vacuums limit of no more than 20. There is always an employee on site. This size, location is a fit for the community.

Car Rental use is not permitted in RRD, was the residents asked of auto use about a carwash yes or no. Mr. McCombe stated they were not. Do you have a copy of the survey? It could be sent. Ms. Powell stated did the HOA have any traffic concerns. Mr. Ord stated that residents asked about impact traffic development Alexandra Lane a trip generator, stop along the way with the existing traffic. The stack in traffic maybe along EG Drive or Alexandra Lane but that could hold a 20-vehicle que and processing is 2 ½ minutes, the carwash can clean 2-6 vehicles at a time. Ms. Powell stated about the traffic light at Linglestown Road and Alexandra Lane, this could cause a backlog, especially turning left out of there. Mr. McCombie stated there would be no left turn lane nor traffic light will be just as originally designed.

Mr. Kline stated that the survey was a sample survey of what. Mr. McCombie stated what auto usage would you want there to be, how often would you use it, group of what most used, least used, least impact on the community. Fast food was a source, but it cannot have a drive thru, Mr. Kline stated what internal

standpoint would the percentage of residents use this regularly. Mr. McCombie stated he did not have an answer. Mr. Orb stated that this is a commercial convenient service, complimentary facility, you could go through every day. The apartments have no driveways to wash a vehicle, so a two-to-three-minute wash is convenient.

#### County Comments

Mr. Bomberger stated that the D.C.P.C. met earlier this week and read the letter that was submitted to the Lower Paxton Township Board of Supervisors. Mr. Bomberger stated to think beyond this site of RRD usage.

Mr. Lighty stated that the questions did not come out as whether the residents wanted the amendment adjusted so a carwash could occupy property and permitted use change to allow a carwash. Ms. Staub stated the type of Ordinance was it posted properly. Mr. Orb said just posted on the lot, nothing was sent to the residents about a text amendment. Mr. McCombie stated that in person the residents were favorable.

Ms. Staub made a motion to recommend Ordinance 22-03, to permit a Conveyorized Car Wash in the RRD Zoning District when the use abuts an arterial Street with the public hearing to the Board of Supervisors. Mr. Meckes seconds the motion and vote quorum is taken.

Lori- Yes

Jeff- No

Doug-No

Fred-No

Everett-No

Kurt- Yes

Cortney- No ( Alternate)

The vote was 3-3

Motion Failed.

#### **b. Final Subdivision Plan for Wilshire Estates- Phase 2B. Plan # 22-04.**

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on The Final Subdivision Plan for Wilshire Estates Phase 2B will consist of a total area of 14.08 acres to be developed in accordance with the plan. Phase 2B will contain a total 23 single family dwelling lots with one open space lot. The site is in the (R-1) Low Density Residential Zoning District and will be served by public sewer and water supply.  
No new waivers have been requested for this plan.

Ms. Lauren McDaniels, McNaughton Properties LP., was present to represent the plan. Mr. Joshua Hoffman ,Snyder, Secary, & Associates a Division of Pennoni, was present to represent the plan. Ms. McDaniels stated that it was a 14-acre R-1 south of Devonshire Road, with 28 new detached dwelling lots. No new waivers, the waivers were addressed in the Preliminary plan. Ms. McDaniels stated that they were agreeable to comments from HRG, County and Staff.

#### HRG Comments

Mr. Hinz stated that the comments were minor in nature. The technical one is stormwater needs to update and adjusted. There needs to be more to the design of accessibility facilities.

#### County Comments

Mr. Bomberger stated that there needs to be addition to the stormwater basin landscape and the Wilshire Road intersects itself. Street naming is it going to have another name at the north end of the plan. Wilshire intersects Wilshire.

Mr. Kline made a motion to recommend approval of the Final Subdivision Plan for Wilshire Estates Phase 2B Plan # 22-04 consisting of 23 single family homes and 14.1 acres with no waivers and with the approval of the comments from HRG, County and the Staff. Mr. Grove seconded the motion and a unanimous vote followed.

#### **c. Review of the Master Plan for Cider Press Development**

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information that if an applicant is proposing a development within the Traditional Neighborhood Development Overlay District, the applicant is required to provide a master plan. The Master Plan is required to show the proposed streets and cartway widths, alleys, approximate lot lines and dimensions, common open spaces, recreation areas, major pedestrian and bicycle pathways, parking areas, major detention basins and proposed types of housing.

The Cider Press Master Plan proposes 81 new single-family lots and has a total area of 27.78 acres situated on parcel 35-066-002, with the total open space proposed of 12.44 acres. The total allowable density in a R-1 Zoning District within a TND Overlay District is four dwelling units per acre. Please note, The Master Plan density calculations indicate a total of 87 Units would be allowed within this development.

Due to the existing Shadebrook development, which is adjacent to the proposed TND extension, the proposed development is permitted to have a minimum lot size of 20 acres, provided that the second TND is designed to be consistent with the first TND; including compatible architectural standards with the first TND and a logical extension of streets. Additionally, the proposed TND extension is not required to include commercial uses since the adjacent TND "Shadebrook" has an existing commercial area.

Mr. Jared Sawyer, Land Company, was present to represent the plan. There are some legal issues that will have to be discussed. Mr. Sawyer stated that they have taken into consideration the parking to the walking path, the playground, and the parking area on Cider Press Road. The extension of the walking path around a loop area are in the continuous plans with the recreation area. Ms. Powell stated the area

of the bike/walkway. Mr. Sawyer stated that it would be paved, and it loops around the sidewalk if the grading allows. Nyes Run would like to pave but also maintain some dirt path.

Mr. Sawyer stated the legal issues : 1. Using land not in a TND

2.TND add on 20 acres TND overlay.

Mr. Sawyer stated not sure of the exact heading for Section 314B. TND Overlay with the minimum of 20 acres. Parcel 30-006-002 is at least 20 acres in an overlay district. 20 acres adjacent land in TND overlay zone and 27 acres -18 ½ in TND overlay . open space use allowed in R1 open space development. All the building would be in TND overlay district. Mr. Lighty stated that were not in legal positions to decide tonight.

Mr. Lighty stated that the revisions would have to be done and the answer put on. Mr. Stan Stakowsky, Attorney, was present. Mr. Stakowsky stated the 314-B2 terminology and the adjacent tract (tract was not defined). The general meaning was common use. The minimum tract size is 20 acres and shall include all lots prior to the subdivision lot. One lot is very a unique property. The zone placed should be specifically chosen to allow expansion. The change and use of language shall be determined. The township Solicitor shall be contacted before the Preliminary plan is submitted. This should hold back the recommendation of approval of the Master Plan. The Master Plan could go on and allow the requirements to move the Master Plan to the next level.

Mrs. Staub stated that open space not in TND is in the R1 zone is it allowed and count as open space. Mr. Gehret stated that the interpretation of tracts, and being in separate zoning districts, (tract) was no defined. Mrs. Staub stated the Master Plan move forward with the issues of rezoning, the Comprehensive Plan, the township, or the builder's application on the zoning ordinance, if there is no definition of the tract. The May, Board of Supervisor meeting and looking at the Comprehensive Plan. The one lot is unique , the circumstance of Recreational Use is that compatible within the TND development. Does this comply with all and is consistent, does the land outside the overlay count?

#### Public Comments

Joe Lindsey, 6244 Overview Drive, stated that his concern is trees between their property and Spring Knoll. Are you getting rid of any trees? No trees fall on their property. The other concern is lighting. Will there be lights on the walking trail after dark. Mr. Sawyer stated that yes there will be lights at the park and street areas. What about the height of these lights will they be in the level of people's windows? Mr. Sawyer stated they will follow the Township Ordinance for lighting fixtures, not sure of the fixtures at this time.

Tom Foley,6302 Overview Drive, stated that where Cider Press connects to Union Deposit Road is narrow, curvy, hills and dark road. Union Deposit Road is at a hill and Nyes Road is A bend, it is very dangerous road. The traffic will pick up with building more homes and apartments. The students use it as a cut through to the Dauphin County Vo-Tech school already.

A resident from 6300 block of Overview Drive, stated that Overview Drive is being used as a shortcut to the Dauphin County Vo Tech School and to Locust Lane. There is enough traffic at Newfangled for any additional properties alone adding 81 more properties.

Mr. Lighty stated that a TND the roads are narrower for the traffic to be slowed down, there are friendly walking areas, and the residents like sitting on their porches.

Kathryn Suhra, 6238 Overview Drive, agrees with Mr. Foleys' comments regarding traffic previously. What are the conclusions and Cider Press Road cannot accommodate anymore traffic? There already are a lot of school buses and wait times and Cider Press Road is a dangerous Road. Infrastructure supports development.

Robert Willow, 6300 Overview Drive, stated regarding the trees and the property line at Spring Knoll and Heatherfield Association.

Mr. Sawyer stated about the walking trails from the houses and the people property lines. The property lines with a buffer using trees can be done. Mr. Sawyer stated that Nyes Run and the waling trail will have handrails, will be paved and shall be open to Spring Knoll. Alteration of staying off other peoples' property. The infiltration at the property is dangerous with no barriers. A traffic review is in consideration with there being a lot of people in the accommodating zone.

Mr. Lighty stated that a TND is smaller lot sizes, a build community, there is only one in our township as of now, and people are out and about. It gives a sense of community, and the narrowing and smaller roads are to give a slower calming to traffic.

In 2018, Phase 1 there are two routes out of Cider Press, and it is treacherous. Phase III and Phase IV the roads are congested and dangerous they are not safe. Two more roads are built and that is still congested. The TND Master Plan is a general over lay, the idea needs detail to be approved. The preliminary subdivision and land development should be precise plan details. A traffic impact study with data should be done as it proceeds.

Mr. Grove made a motion to recommend approval of the Master Plan of Cider Press an 35-006-002 as presented. Mr. Hamilton seconded the motion. Mrs. Staub stated are we adding the decision with the Township Solicitor on the Master Plan. Mr. Lighty stated that with the legal issues than the Land Development. A unanimous vote followed.

#### **Next Scheduled Meeting: May 3, 2022**

The next regular scheduled meeting for the Lower Paxton Township Planning Commission is scheduled for May 3, 2022, at 7:00pm.

#### **Adjournment**

Mr. Grove made a motion to adjourn the Lower Paxton Township Planning Commission meeting at Mr. Hamilton seconded the motion and a unanimous vote followed. The Lower Paxton Township Planning Commission Meeting was adjourned at 8:35pm.

Sincerely submitted

Michele Kwasnoski  
Recording Secretary