

Lower Paxton Township

Planning Commission

Meeting Minutes

May 4, 2022

Commissioners Present

Fredrick Lighty
Douglas Grove
Lori Staub
Jeff Kline
Everette Hamilton
Sandra Bloom
Kurt Meckes
Courtney Powell (alternate)

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 at 7:00pm on the above date in room 174 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 Mr. Kline.

Meeting Minutes

Mr. Lighty stated was there any questions or corrections to the April 6, 2022, Lower Paxton Township Planning Commission Meeting minutes. Mr. Grove stated that his vote on the Ordinance 22-03, to permit a Conveyorized Car Was in the RRD Zoning District when the use abuts an Arterial Street, was No however it was recorded yes. It was changed on the minutes before given to the Board of Supervisors. Mr. Hamilton made a motion to recommend approve of the April 6, 20222 Lower Paxton Township Planning Commission meeting minutes with the corrections. Mr. Grove seconded the motion and a unanimous voted followed.

Business

a. Ordinance 22-03

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information 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, April 28, 2022, and Thursday, May 5, 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, McNees Wallace & Nurick LLC, and Mr. Nick Orb, Coldwater Capital, were present to represent the ordinance. Mr. Orb stated that the Shiny Shell Car Wash conducted a survey and the results of the outreach of the in person with 80 residences, were 83% in favor, 6% oppose and 11 % would not comment. Supporting data with signatures of the townhouses 39 occupied with 32 that spoke, 28 votes supported, 1 vote against and 3 wished not to vote at all. The 40 single family homes- 31 answered- 21 voted yes, 4 were against and 6 did not want to sign. The apartments are locked, and you need a fab to get into the building. There are 177 residents. Triple Crown assisted and emailed a live event which took place in their parking lot, 17 supports came out. A digital survey was also sent out in which 41 responses were returned. The graph and signatures of all the survey information was presented to the Planning Commission.

Mr. Kline stated that the internal thoughts were 60-40 digital while 17 people came out because food gets people to participate. Mr. Orb stated that he did not understand the digital hesitation. They sent out an electronic video of Shiny Shell Car Wash. The concerns were the traffic on Alexandra Lane. Mr. Kline stated were the people misinformed of the site and that it was behind the retail instead of the carwash being closer to Linglestown Road. Talk to the residents and listen to them.

Mr. Lighty this is not a brand-new recommendation. The second vote made a vote to recommend, and the application is open, the Board of Supervisor having pushed out to next week. Mr. Lighty reconsideration. Mr. Gehret with the township said a 3 to 3 vote there is no action. The recorded motion died, and the motion approval was denied of the plan. The township solicitor intercepted the vote of the motion to be redone. Nothing prohibits the applicant to come back.

Ms. Powell stated that the traffic on Alexandra Lane is a concern. No traffic impact study for a left turn lane. The concern of a carwash back up at the site of EG Drive and Alexandra Lane. It can stack up to 20 cars. Mr. Orb stated that with red box pay lanes there are tow. The carwash is approximately 2 ½ minutes and the car is on its way. There should be ample space. Mr. Lighty agrees with the stacking. Coming out of the carwash onto Alexandra Lane left there is no signage so it will stack. Mr. Lighty stated there are already business there and they stack cars because of no signage. Ms. Powell stated coming out of the carwash, the residents brought up the question of during peak hours how will the carwash impact traffic. The left turns, signage, and other ways of going east bound onto Linglestown Road. Mr.

Hamilton stated to come to Crums Mill Road and go right. This needs to be addressed with staff on how this can be done, and the signage put out properly.

HRG Comments

Mr. Hinz stated traffic looks to be the major concern. Mrs. Staub stated was there not a traffic impact study done on the left hand turn of the overall site on the preliminary plan. The residential use and the traffic engineer. Alexandra Lane and Crums Mill Road should have a new application and a traffic impact study being consistent.

County Comments

Mr. Bomberger stated the drugstore, pharmacies reading the Dauphin County Planning Commission letter the ARD Development allows automobile, a conveyORIZED carwash with one application to rezone RRD. This important action goes beyond this site.

Mrs. Staub recommend approval of the Ordinance 22-03, to permit a ConveyORIZED Car Was in the RRD Zoning District when the use abuts an arterial street, with the approval of the Board of Supervisors and a public hearing. Mr. Meckes second the approval and a unanimous vote followed.

b. Preliminary/Final Land Development Plan for Chick-fil-A Plan#22-08

Mr. Gehret stated that that the Lower Paxton Township Planning Commission has received the following information, the Preliminary/Final Land Development Plan for the Chick-fil-A restaurant proposes to redevelop the 1. 10 acres property at (Parcel #3 5-043-031) 5101 Jonestown Road. The lot is currently occupied by the Arby's Restaurant and is in the (CG) General Commercial Zoning District.

The scope of the project will include the demolition of the existing Arby's restaurant and building a new 2,934 SF Chik-fil-A quick service restaurant. The proposed development will have associated site improvements that will consist of dual drive thru lanes, ordering and pickup canopies, and reconfigured parking lot. A third lane will be available to be used as an ordering and bypass lane. In addition to the proposed site improvements an underground stormwater basin is proposed due to an increase of impervious coverage and no known existing storm water management BMPs on the site.

The lot will be served by public sewer and water.

Zoning Approval:

Variance Requests:

The following Variances were granted on March 24, 2022, by the Zoning Hearing Board.

1. [ZO: 203-307] -The applicant has received a Variance of the requirement on the maximum allowable impervious coverage in the Commercial General Zoning District.

2. [ZO: 203-307.A] -The applicant has received a variance of the requirement that no structure shall be placed within the rear yard setback.

Waiver Requests:

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

We recommend approval of this waiver request due to there not being adequate space for Street Trees to be placed along Jonestown Road.

Mr. Tyler Prim, with Prim, Mr. Justin Tai, Colliers Engineering, and Ms. Sandy Kosa, traffic engineer, were present to represent the plan. Mr. Tai stated that the location is Jonestown Road and is a 2934 sq. foot, multiple lane drive thru with no interior and approximately 20 seats outside. There is a drive thru and a walk-up window, 1 and 2 drive thru lanes merge to 2 full drive thru and a 3rd lane for flex usage. The modern kitchen duplicate means of food, with more equipment in the kitchen you can have multiple people in the same station.

The parking is looking at 34 parking spaces. We are estimating 25 employees per shift, taking orders, preparing, and handing out food. Team members taking orders in 2 lanes and delivering orders, there is a sliding door and canopy for their safety.

Our food deliveries are done during our closed hours, there is a loading zone for the truck while the store is closed. We have made an attempt to share access with Home Depot, but they are not interested at this time.

HRG Comments

Mr. Hinz stated that they comply with the letter of the Land Development and a look at the traffic timing adjustments.

County Comments

Mr. Bomberger stated that they comply with the letter and the impervious coverage and variance granted.

Sandy Kosa McMann stated that sidewalk and ramps in the front were going to be brought back to 88 compliant on the frontage. The north end facing Wendy's' land stripe and Home Depot tie into their impervious coverage. The southside crosswalk and sidewalk connection to Park Chester Street. The traffic comments will comply with the sidewalks. Mr. Lighty stated that the traffic study was well done. What percentage come thru each 2 entrances, across egress only. Ms. Kosa stated that it is current full movement, right in and right out, with 35% entering and 65% moving past the parking spaces that are not full to go to the drive thru or pick up mobile orders. The question of drive thru traffic blocking the parking spaces. Ms. Kosa stated that this not too much of a concern, they just open the 3rd lane, and they set up cones and have people directing where to drive. There are 50 -60 cars that come and get their food and then leave. Ms. Kosa stated that there are enough parking spaces, and they are spread out. Mr. Meckes stated employees parking spaces in demand. Have your employees park at Home Depot. Ms. Koser stated that Home Depot will not work out a deal as of now. Parking access Easement. Mr. Meckes stated how many vehicles in each lane stacked. We understand how this does not work. Ms. Kosa stated that 26 vehicles in the first 2 lanes we open the 3rd lane and there can be anywhere from 8-34 vehicles. Ms. Powell stated the design is appreciated. Uber eats go to the window to get their orders.

Mr. Tai stated the vehicles will leave thru an exit, possibly another entrance at the pedestrian walkway. Designate walkway with signage and for pickup.

Mr. Meckes stated with covid are you able to staff enough employees. Mr. Tai stated due to the location and region. Ms. Powell stated what are your hours. 6:30am to 10:00pm. Mr. Lighty stated with 2 lanes how does that work with employees. Mr. Thornton stated that team members have the proper training and use the buddy system, the crosswalk and stop and go system.

Mr. Grove stated the one thing he looks at is the lighting plan. They are in compliance with full cut off. Mr. Grove stated that the number of wall packs on the building being 19. On the building Mr. Thornton stated does not throw light, decorative on the wall, with 19 fixtures and you do not want it bright but decorative. Mr. Grove stated he was surprised by the number, usually 10 for lighting.

Mr. Kline stated to the detail of the land development and traffic design. Ms. Kosa stated Arby's' regress doesn't get used. There are 4 parking spaces that do not get used. 1 way today is being used 2 ways. It is a premium traffic parking lot. Mr. Kline stated that traffic on Park Chester weekdays versus weekends. There is a 2 cars per minute to 7 a 3 and 1/2 to 1 ratio. Ms. Kosa stated that the ques on the computers will have to be adjusted on the mainstream. This also backs up parking. Traffic is not going to be that complicated.

A sidewalk question – The northern lot and property at Wendy's /Arby's, recommend looking at sidewalks, this may not be practical. The ordinance enforces curb ramps at the frontage of the property, which improvements are made to the site.

County Comments

Mr. Bomberger stated that the comments were already addressed. Parking requirements 10 feet from the building, less than 10 feet of the walk-up window. Must have a fence around the retaining wall.

Mr. Kline stated 35 Chick Fil A are scaling back. 2600 plus are full service, is this not ideal. All demographics are different, and it pressures the other store.

Mr. Grove move to recommend approval of Preliminary/Final Land Development Plan for Chick-fil-A Plan # 22-08 with the variances approved and recommend approval of the single waiver and with the subject requests from HRG, County and Staff. Mr. Kline seconded the motion and a unanimous vote followed.

c. Discussion regarding lands adjacent to the Neighborhood Design District

Charlie Cortney, Mark DiSanto, Triple Crown, Chris DiSanto with Triple Crown, and Richard Yingst were present for this discussion. Mr. Cortney state that this is a discussion, and we are not asking for anything. The property is Wolfersberger common entity. This should be the Grandeur of the North with 520 acres and the zoning around NDD, AR-Yingst property and AR -Triple Crown property. The Comprehensive Plan and the Zoning Map R-1 AND R-2 to NDD and AR. Mr. Lighty stated that the Future Land Use Map, institutional parks and no more waiting until it's done to discuss R2 being R1, infrastructure R1. The Open Space Overlay will be reviewed. NDD is the Ground Jewel and should be an amazing neighborhood; beautiful. Mr. Grove stated that the acreage is not out the question. NND to R-1 not to mix is not a bad idea. Not concerned with r-2. Mr. Lighty stated fantastic neighborhood but a lot

of wetlands. Are there calculations of density for a NDD to R1 and R-2. Linglestown Road will not get widened. Mr. Bomberger stated to use the future land use map, comprehensive plan, housing mix and infrastructure. The Comprehensive Plan was done by the Planning Commission and is an analysis of the needs of the community. R-2 traffic on Linglestown Road.

With 2 landowners there is a lot of connectivity and a lot of parcels and acreage. Mr. Lighty stated as a NDD there should be something special. Mr. DiSanto stated the timing and density are a point. Updating the Zoning Map would be the engineers. Mr. Cortney stated if we want something mark it up and ask for it. Mr. Lighty stated rezoning. Mrs. Staub stated that AR was tabled and the zoning to NND. She also that the whole parcel should be the same zone and not have a zoning line through the parcel. Mr. Cortney stated that bring something up to Staff and the Planning Commission. Mr. Lighty stated that updates of where everything is going is good. Land NDD rezoning tract and table for Sketch Plan, whether the zoning is worked out or not. Mr. Lighty stated a visual shows detail on how it fits, looks, and feels or not. Global rezoning on land and sewer on 500 acres. Mr. Grove stated at least a high-level idea of the structure and if what you want fits on the map. The sketch plan is a good idea. Mr. Gehret stated that the future land use plan would work on the eastern side. The Comprehensive plan shows open space overlay development. Mr. Cortney stated there could be more density if done properly. We will revisit the open space overlay and not used if the briar patches are junk. Open Space is optional for development. R-1 houses are on smaller lots.

Mr. Cortney thanked the Planning Commission for their time.

Commissioners Comments

Mr. Bomberger stated that Tri-County has public meeting next month for 4-year plan. 30 Day plan public in May next Wednesday in Strawberry Square. The RT 39 corridor development with the size and housing of 350 units.

Mrs. Staub stated to Mr. Gehret to look at the height of accessory structures on Devonshire Road. Isn't it 25 ft. What does the Zoning Ordinance say. The garage accessory structure for a mobile home, there is no HOA.

Next Regular Meeting: June 1, 2022

The next regular scheduled meeting for the Lower Paxton Township Planning Commission is scheduled for June 1, 2022, at 7:00pm.

Adjournment

Mr. Grove made a motion to adjourn the May 4, 2022, Lower Paxton Township Planning Commission meeting. Mr. Hamilton seconded the motion and the meeting adjourned at 8:55pm.

Sincerely submitted,

Michele Kwasnoski

Recording Secretary