

Lower Paxton Township

Planning Commission

Meeting Minutes

June 1, 2022

Commissioners Present

Fredrick Lighty
Officer
Lori Staub
Jeff Kline
Everette Hamilton
Sandra Bloom
Kurt Meckes
Courtney M. Powell

Also Present

Nick Gehret, Lower Paxton Township Codes
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 room 171 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. Hamilton.

Meeting Minutes

Mr. Lighty asked if there were any questions or changes to the May 4, 2022 Lower Paxton Township Planning Commission Meeting minutes. Mr. Hamilton made a motion to approve the May 4, 2022, Lower Paxton Township Planning Commission Meeting minutes. Ms. Bloom seconded the motion and a unanimous vote followed.

New Business

- a. Ordinance 22-05 amends Chapter 203 of the Zoning Ordinance, Section 303.A, to modify the Lower Paxton Township Zoning Map, to rezone land from the R-1, Low Density Residential District to the TND, Traditional Neighborhood Development Overlay District.

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Ordinance 22-05 amends Chapter 203 of the Zoning Ordinance, Section 303.A, to

modify the Lower Paxton Township Zoning Map (the "Zoning Map") to rezone land from the R-1, Low Density Residential District to the TND, Traditional Neighborhood Development Overlay District. Ordinance 22-05 amends the Zoning Map to rezone from the (RI) Low Density Residential District to the (TND) Traditional Neighborhood Development Overlay District for the parcel known as Dauphin County Tax Parcel No 35-066-002 (8.94 acres).

The Planning Commission has been provided the following information regarding Ordinance 22- 05:

- Proposed Ordinance 22-05
- The Application for the amendment to the zoning ordinance
- A copy of the Public Notice

The proposed ordinance was advertised in accordance with the PA Municipalities Planning Code.

- The Public Notice will be posted in the Legal ad column of The Sun on Thursday, June 2, 2022, and Thursday, June 9, 2022.
- A listing of individuals and the mailing that they received, which included the Legal Advertisement of the Ordinance was sent on May 20, 2022
- The property was posted with the public notice on May 26, 2022.

The Application for Amendment to the Zoning Ordinance was sent to Dauphin County Planning Commission for review on May 3, 2022, the item was placed on the Commission's June 6, 2022, agenda.

Mr. Gerald Sawyer, Mission Land Company, was present to represent the Ordinance. Mr. Sawyer stated that the land they are looking to rezone is 8.94 acres. Mr. Lighty stated that 20 Acres for a TND and 19 acres for rezoning.

HRG-

Mr. Hinz stated no comments at this time, they would be answered during the Land Development /Subdivision Plan.

County-

Mr. Bomberger stated that the Dauphin County Planning Commission meets next Monday and will forward comments after that meeting.

There are no issues, look at wider zoning amendments in the future for future rezoning. In the area to be consistent in the TND. Mr. Lighty stated that area was already developed and rebuilt nicely after the fire.

Mr. Kline made a motion to recommend approval of the Zoning map parcel 35-066-002 from an R-1 to a TND, subject to the comments as always from HRG, County and Staff. Mr. Hamilton Seconded the motion and a unanimous vote followed.

Public Comments

Tricia Dietrich, Woodrow Ave, was present and thought this was a Zoning Meeting and had previously talked to Amanda Zerbe. Ms. Dietrich concerns are the AirBnB across the street from her. Her concern is

the understanding and the moving forward of the township ordinance or rites of an AirBnB. The zoning rites are R-1 and to her knowledge a AirBnB is not permitted within R-1. Ms. Dietrich stated that it is a small social neighborhood, and the park is always packed. Ms. Dietrich stated that moving forward she understands that the people that have already have a lease to continue but when is it going to stop. She was told they had to take the advertisement down and it has not come down. Mr. Lighty stated is it the AirBnB issue, ordinance. Is the issue the street and coming and going from the AirBnB. Mr. Lighty stated Mr. Gehret what is your response. Mr. Gehret stated that an AirBnB is a short-term rental, no definition, unlike bed and breakfast, village, or mixed use. Individuals rent home for short term and the zoning ordinance needs updated, short term rentals are a concern for zoning districts. Mrs. Zerbe in community development stated that the current contracts in place must be fulfilled. A bed and breakfast rental agreement are 14 days in one month, where the AirBnB standards are not the same. This topic goes forward for discussion. Mr. Lighty stated what are your major concerns with the AirBnB, strangers are a part of it, parking? Ms. Dietrich stated that both issues are concerns. One of the occupants did not look while backing up and almost hit myself and my kids. The disrespect of loud vehicle and loud parties, ruin it for the nice people. It would be different if they rent for months at a time or a year and respect the property.

Amber Blueboath, 6509 Blue Ridge Ave., stated that between Blue Ribbon Ave and Blue Ridge Ave. walking is very dangerous as well as crossing there. Blue Ribbon and Route 22 at the four-way light there is no pedestrian light. There have been a few fatalities there and there is no crossing light. This is a mixed-use village and there are grocery stores and Ollie's Ms. Blueboath stated she cannot walk to due to the crossing is a mile up the road. There is no pedestrian crossing in front of Sheetz. The sidewalk in front of Sheetz is not walkable it crumbles and breaks up. Mr. Lighty stated that in the New Land development and development there are no sidewalks there the price is on the property owner. Ms. Blueboath stated she lives on one acre of land and would like to be able to walk in her own neighborhood. I don't like to drive and the price of gas. Mr. Lighty stated that Rt. 22 is a state highway. Ms. Blueboath asked whom she could talk to, and she was directed to call PennDOT. Mr. Bomberger stated that she could start by talking to him. Mr. Bomberger stated that the township has some options.

Next Scheduled Meeting: July 6, 2022

The next regular scheduled meeting for the Lower Paxton Township Planning Commission is scheduled for July 6, 2022 at 7:00pm.

Adjournment

Mrs. Staub made a motion to adjourn the Lower Paxton Township Planning Commission meeting and Mr. Meckes second the motion. The Lower Paxton Township Planning Commission Meeting was adjourned at 7:25pm.

Sincerely submitted

Michele Kwasnoski

Recording Secretary