

Lower Paxton Township
Planning Commission

Meeting Minutes

July 5, 2023

Commissioner's Present

Fredrick Lighty
Doug Grove
Lori Staub
Jeff Kline
Sandra Bloom
Courtney K. Powell (alternate)

Also Present

Nick Gehret, Lower Paxton Township Codes Officer
Jason Hinz, HRG. Inc.

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 A of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance

Mrs. Staub led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Lighty asked if there were any questions or changes to the June 7, 2023 Lower Paxton Township Planning Commission Meeting minutes. Mr. Grove made a motion to approve the Lower Paxton Township Planning Commission June 7, 2023 meeting minutes. Ms. Bloom seconded the motion and a unanimous vote followed.

New Business

a. Preliminary/Final Subdivision Plan, Residential Subdivision at 6295 Lyters Lane Plan #23-14

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Subdivision Plan for 6295 Lyters Lane proposes to subdivide the existing 2.31 acres tract into 3 lots. Lot 1 will remain a commercial use with a total area of 1.36 acres.

The commercial use which is a pre-existing non-conforming use will also consist of a 100 SF building addition and relocated access drive. Lots 2 and 3 will be residential single family detached dwellings. Lot 2 will have a total area of 0.47 acres and Lot 3 will have a total area of 0.49 acres. No improvements are proposed for the residential lots. The site is in the Residential Low Density (R-1), Zoning District and will be served by public sewer and public water supply.

Waiver Requests:

1. [SLDO: 180-503. A .9] - The applicant requesting a waiver of the requirement that whenever a subdivision or land development abuts a street which does not meet Township design criteria, the street shall be widened to meet such criteria and provided with additional right-of-way.

We support this waiver request as there is no known need for roadway widening in this area along N 67 th Street or Lyters Lane. Our support is contingent upon the applicant addressing any remedial measures to N 67th Street.

2. [SLDO: 180-503. C. 1] -The applicant is requesting a waiver of the requirement to provide the required cartway width.

We support this waiver request as there is no known need for additional right of way or cartway width along N 67th Street or Lyters Lane. Our support is contingent upon the applicant addressing any remedial measures to N 67th Street.

3. [SLDO: 180-508. A.1] The applicant is requesting a waiver from the requirement to provide sidewalks, curbing, street widening, and drainage improvements along existing streets

We support this waiver request for all facilities along N 67th Street. However, sidewalk should be provided along Lyters Lane including curb ramps as needed to connect to sidewalk along Lyters Lane across from the N. 67th Street intersection. Our support is contingent upon the applicant addressing any remedial measures to N. 67th Street.

4. [SLDO:180-509.A] The applicant is requesting a waiver of the requirement to provide curbing along North 67th Street.

We support this waiver request along N 67th Street and curbing already exists along this section of Lyters Lane. Our support is contingent upon the applicant addressing any remedial measures to N. 67th Street.

Requested Deferrals:

1. [SLDO: 180-404. E. 9] - The applicant is requesting a deferral of the requirement to provide a stormwater management plan.

We support this request as the stormwater management plans will be submitted as part of the building permit process.

Mr. Gehret was stating waiver #1 with the remedial measures to N. 67th Street. Mr. Lighty stated what is the remedial measures. Mr. Gehret stated that the road is in rough shape and the Township requires remedial work on the rough road itself. Mr. Hinz stated that it is road resurfacing, like the subdivision across the street. This road is on the Township paving list for the next few years. Mr. Kline stated who

determines the contribution amount sets and the costs. Mr. Gehret stated that is determined by the builder and where the property line occurs on 67th street and HRG assessment. The applicant and the builder discuss this.

Mr. Gehret stated if there are and questions from the Commissioners. Mr. Lighty stated the sidewalk along Lyters Lane and is it only at 6295. Mr. Gehret stated that 6295 Lyters Lane is the only sidewalk and that it is the same landowner but different parcels.

Mrs. Staub stated that the developers should be in the comments. Mr. Gehret stated that it is covered to comment before the Board of Supervisors is executed and in the condition of the Plan Approval. Mr. Staub stated the lot size of R1. Mr. Gehret stated it is 20,000 sq. feet.

Justin Kuhn, Integrated Consulting, 430 N. Front Street, Wormleysburg, is present to represent the plan. Mr. Kuhn agrees with the comments.

Mr. Lighty stated are there any questions for the applicant. There were no questions from the members.

HRG Comments

Mr. Hinz stated nothing significant.

Mr. Lighty asked if there were any public comments. There were none offered.

Mr. Grove made a motion to recommend approval of the Preliminary/Final Subdivision Plan, Residential Subdivision at 6295 Lyters Lane. Plan #23-14, to recommend waivers as long as contingency with staff is met and the approval of the deferral subject to approval by Staff, HRG and County. Mr. Kline seconded the motion and a unanimous vote followed.

Mr. Lighty stated if there were any Commissioner Comment. There were no comments offered from the members.

Next Regular Meeting

The next regular Lower Paxton Township Planning Commission meeting is scheduled for August 2,2023 at 7:00pm.

Adjournment

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

Sincerely submitted,

Michele Kwasnoski
Recording Secretary