

LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
July 6, 2022

**COMMISSIONERS PRESENT**

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

**ALSO PRESENT**

Nicholas Gehret, Codes Enforcement Officer  
Jason Hinz, Township Engineer, HRG Inc.  
Andrew Bomberger, Dauphin County PC

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on the above date in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

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

**APPROVAL OF MINUTES**

Mr. Hamilton made a motion to approve the minutes of the June 1, 2022. Ms. Bloom seconded the motion and a unanimous vote followed.

**NEW BUSINESS**

**Preliminary/Final Subdivision Plan**  
**Molinelli**

Mr. Gehret explained that the Preliminary/Final Subdivision Plan for Molinelli proposes to subdivide Lot 2A (2,675 SQ. FT) from Lot 2 and combine it with Lot 1 as an add-on lot. Presently Lot 1 stands at (38,536 SQ. FT) and Lot 2 which is an existing non-conforming lot has a total area of (37,945 SQ. FT). With the addition of Lot 2A into Lot 1, Lot 1 will now have a total area of (41,210 SQ.FT) and Lot 2 will be reduced to a total area of (35,271 SQ. FT).

The lots are in the (R-1) Low Density Residential Zoning District. Lot 2 will be served by public sewer and private water supply. Lot 1 will be served by public sewer and public water supply.

The applicant has requested the following waivers:

1. [SLDO: 180-403] - The applicant is requesting a waiver of the requirement to provide a Preliminary Plan.

Staff determined that the applicant does not require a waiver for this requirement as the applicant has the discretion to submit the plan as a Preliminary/Final plan per SLDO 180-301.

2. [SLDO:180-509.A.] The applicant is requesting a waiver of the requirement to provide pavement widening as no dwellings are proposed.

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

4. [SLDO: 180-508A.1] The applicant is requesting a waiver from the requirement to provide sidewalk along the roadway frontages bordering the subdivision.

Staff supports waiver requests 2, 3, and 4, as the plan is proposing solely a subdivision and no improvements are proposed.

Ms. Staub asked if a variance is required since they are making a lot more non-conforming. Mr. Gehret answered that a variance is not needed because Lot 2 is already a non-conforming lot, and the proposal is to make it more non-conforming. If they were taking a lot that currently complies with the required minimum lot are and making it newly non-conforming, then they would require a variance. However the setbacks must be maintained.

Mr. Gehret noted that the family that lives on Lot 1 has maintained the planting located in Lot 2A for 50 years, and the family on Lot 2 had no idea they owned that area until the survey was done in preparation for installation of a shed. Lot 2 will be put up for sale, so they are offering to sell lot 2A

Mr. Gehret further explained that the nonconformity is a technicality based on the utilities, and if both water and sewer were public, this lot would be consistent with the lot size requirements. Public water is also nearby and the change does not change the character of either lot.

Anthony Trost, of Melham Associates, was present on behalf of the plan. Mr. Trost stated he has received a copy of the Staff Comments, the County Comments, and Comments from HRG the Township Engineer. He noted that all of the comments have been addressed and the plan is ready for resubmission.

Mr. Hinz, HRG, noted that the applicant requested a waiver of the widening requirement, but did not request a waiver of the sidewalk requirement in the same ordinance section. Mr. Lighty noted that waivers are typically required to be submitted in writing prior to the meeting, but he would allow the applicant to do so verbally so it is on the record and can be approved. Mr. Trost requested a waiver of Section 180-509.A., the requirement to provide sidewalk installation as no dwellings are proposed.

Mr. Grove made a motion to recommend for approval Preliminary/Final Subdivision Plan #22-12 for Molinelli, granting waiver requests 2-4 including the additional item for waiver number 2, no action needed on waiver #1 since it is not needed. The motion is subject to the satisfaction of all comments generated by Staff, County, and Engineer. The motion was seconded by Mr. Kline and a unanimous vote followed.

**PUBLIC COMMENT**

Mr. Lighty asked for comments from the audience on anything not on the agenda. There were none offered.

**COMMISSIONER COMMENT**

Mr. Lighty asked for comments from the Planning Commission members. There were no additional comments offered.

**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, August 3, 2023, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 7:15 pm with a unanimous vote.

Respectfully Submitted,



Michelle Hiner  
Recording Secretary

