

Lower Paxton Township
Planning Commission

Meeting Minutes

August 3, 2022

Commissioners Present

Fredrick Lighty
Lori Staub
Jeff Kline
Everette Hamilton
Sandra Bloom
Kurt Meckes

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 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 Mrs. Staub.

Meeting Minutes

Mr. Lighty asked if there were any questions or changes to the July 7,2022 Lower Paxton Township Planning Commission Meeting Minutes. Mr. Grove made a motion to approve the July 7,2022 Lower Paxton Township Planning Commission Meeting minutes. Mr. Hamilton second the motion and a unanimous vote followed.

New Business

Preliminary /Final Subdivision and Land Development Plan for Elizabeth Village. Proposed Residential Development. Plan #22-14

Mr. Gehret stated that the Lower Paxton Township Planning Commission has received the following information on the Preliminary/Final Subdivision Plan for Elizabeth Village proposes to consolidate four (4) existing tracts located off Colonial Road into one (1) parcel totaling 48.013 acres to allow for a 233-townhome unit age restricted community to be developed in accordance with the plan. The site is

currently zoned (IN) Institutional which allows for the (RRD) Residential Retirement Development option, that generally accommodates residents aged 55 and older.

Additionally, the plan proposes 23.62 acres of open space along with 2.5 miles of pedestrian pathways that consist of walking trails and sidewalks to provide access throughout the community. Private streets are proposed for the development and the community will be served by public water and public sewer.

Waiver Requests:

1. [SLDO:180-403.C.4&180-404.C.4] The applicant is requesting a waiver of the requirement to provide all existing natural features a minimum of 100 feet beyond the property's boundary.

We Support this waiver request as the provided drawings depict sufficient detail to confirm that there will be no adverse impacts to adjacent lands.

2. [SLDO:180-403.C.5 & 180-404.C.5] - The applicant is requesting a waiver of the requirement to provide all existing man-made structures a minimum of 100 feet beyond the property's boundary.

We Support this waiver request as the provided drawings depict sufficient detail to confirm that there will be no adverse impacts to adjacent lands.

3. [SLDO:180-403.C.8 & 180-404.C.8] -The applicant is seeking a waiver of the requirement to provide existing contours on the property and extending a minimum of 100 feet beyond the property's boundary.

We support this waiver request, under the condition that separate drawings are provided showing the Colonial Road widening and off-site sanitary sewer improvements.

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

We support this waiver request because of the lacking existing sidewalk along Colonial Road to provide safe connectivity.

5. [SLDO:180-509.A] The applicant is requesting a waiver for the requirement to provide curbing along the roadway frontages bordering the subdivision

We support this waiver request due to potential impact of drainage patterns along the roadway.

6. [SLDO:180-515.G.1] The applicant is seeking a waiver of the requirement for a registered landscape architect to seal the landscaping plan.

We do not support this waiver request. Due to the nature of the plan and the importance of functionally aesthetic landscaping to this type of development.

Mr. Gehret asked if there were any Commissioners questions regarding this plan. Mr. Lighty stated that there are substantial questions on the 50 % of the recreation area given requirement of the wetlands in the area. The trail network with access without impact to wetlands.

Mrs. Staub stated if the plans for this site were approved in the past. Mr. Kessler stated that the previous plan was approved but not recorded. Mr. Kessler stated that he did not own the entire property at that time.

Mr. Gehret the Street G the cul de sac is 20 dwellings on the street more than enough.

Mr. Eric Kessler, President of Van Guard Realty, was present to represent the plan. Ron Lucas, Attorney, was present to represent the plan, and Doug Gosik, Williams Site Civil, LLC, also present to represent the plan. Mr. Kessler stated that he owned the property for 20 years. The plan in 2008 was never recorded, it is an Institutional Zone with substantial nature preserve, wetland and pond. The wetland is walkable with a creek going through the property. There is a walk and an animal trail to preserve.

Mr. Lucas stated that one year ago this was rezoned Institutional. PennDOT and the Township ordinance gave one access, right in and right out.

Mr. Lucas stated that we are here this evening to discuss major issues, the 5 waivers and HRG and Staff comments. The 6th waiver is not recommended and will be withdrawn. The infatuation testing and the redesign will be resubmitted in October. The discussion with input of the big picture items and zoning comments and the existing conditions of the site.

Mr. Doug Gosik, this is a 48 acre tract along Colonial Road to the east with pocket wetlands to the west of the site. There is a high point ridge to the northern end, a 100 foot right of way, and a north stream of wetlands. The ridge is a PPL ridge, with an access point. The land slopes to the north and south of the road 6 ½ percent, topography and wetlands surround the cul de sac. Hillside Avenue will be extended eventually but will not disturb the adjacent properties. There is a wetland, 28 units in the cul de sac., waivers to be justified.

There is a cove area, gazebos and will be a gathering place. The entrance is from Colonial Road to the common area and a Boulevard entrance. There will be on street parking with 8 foot widening of the streets. Mr. Lighty stated that traffic calming, 32' cartway on street just in this area and spread throughout the development. 22 to 24 parking spaces around the PPL area. 3 to 4 cars per unit, 2 in the garage and 2 per driveway.

The property will have public water and public sewer. Colonial Road sewer is maintained by the Colonial Road Pump Station which will have upgrades. Larger homes will be at the back of the project in the cul de sac, mid-size homes and then smaller homes. Mr. Lighty stated that Blue Ridge Village is habitability of the N.C. State guide. No future authority to 3rd party. The ordinance is clear and with the ADA grab rails in showers and meet all requirements. Mr. Kessler stated that the units will be basic standards. The topography grading plan is difficult to do, 60% grade. The first-floor garage gets it up and the first-floor master bedroom steps up to second floor in the back is the first floor. Mr. Lucas stated that subsection A ground floor back (townhouse) no sidewalk. We comply 80% of the units meet this design, 50% age 55 restriction and identify adjacent area. Age restriction subsection 2- FA- 80% F7- master bedroom on first floor. The power line at Elizabeth Village has demarcation north and south. The topography gives demarcation with a natural break. 100% north is age restriction and 65% south, over all mix is 70% we are at 76%. We comply with all requirements.

Zoning issues- The streets public or private through for vehicles which include three or more for the lots but that does not include alleys or driveways. The HOA will take care of the cul de sac and street issues. This is considered a condominium and always has been considered a retirement condominium. Mr. Kline stated that homeowners are not lots and are condominium units. Mr. Lucas stated that the drive places are not narrow they are developed with a parallel parking plan. Mr. Grove stated that there is a generous amount of parking space.

The recreation and open space for active recreation and is suitable for recreation. The 55 and over where is an active community from align trails and woodlands, pond, and a stream. The environmental is suitable the nature paths are created by wildlife or people and are naturally preserved to be enjoyed. Mr. Kessler stated to utilize and use the wetlands. Leave nature alone and will not build where the wildlife is. Possibly build a boardwalk or observation deck.

The parking calculations are ADA spaces, there will be resubmitted and discussed with staff.

Street trees are greater than the maximum allowed. There is a maximum distance between the trees and the landscape.

Street lighting, there are pole lights in front of each unit in which the HOA will determine, also where the sidewalk fixtures are placed. Will be included in the lighting plan.

Fire Lanes are a safety issue and there were no comments.

Sidewalk and Curb is a maintenance issue with a slated curb is being said for twisted ankles. Driveways to be a less vertical impact, could ask for a waiver for this. An island in the middle of the cul de sac is a lot of maintenance with snow plowing and plant dying. Mr. Lucas stated to avoid islands they are not an asset. Mrs. Staub stated is it a requirement in the landscaping of a cul de sac. Mr. Grove stated that it is. Mr. Lighty stated that the feature in the center is nicer than those that do not have that effect.

Mr. Grove stated to Mr. Lucas about comment # 2 SLDO with lighting. Mr. Grove stated to Mr. Lucas to reach out to the PA. Outdoor Lighting Council and see what they recommend in this situation. Normal light with full cut off and home use as well for each individual unit.

Mr. Kline stated that SLDO 21 Street G and the number of dwellings exceeding 20. There is no issue of Street G or blank G is not a street. Mr. Garrett stated if they are not streets what are they. Mr. Lucas stated that they are drive aisles. Drive aisles and parking lots are a hard comparison. Mr. Grove stated that drive aisles place drive, cartways are different sizes, in which a vehicle drives in a development it becomes a street. This creates an issue because it is functioning as a street. Mr. Kessler stated that there are post office boxes and addresses.

Mr. Meckes stated that with 28 units in a cul de sac creates a safety issue due to fire and emergency access, can some units be relocated to another cul de sac, other cul de sacs are 18 units. Mr. Grove stated there is no real room. Each unit has a sprinkler system, so it is less of a hazard. Mrs. Staub stated ask for a waiver for where safety is being presented. Mr. Meckes stated that emergency access may not be an issue here. Rules must be rules for a valid reason and some reasons can be made so the rules can be flexible. Mr. Lighty stated that number of units at maximum and the cul de sac to be more connected. Mr. Lucas stated to loop street to the other side of the pond. Mrs. Staub stated was it approved with a loop street. Mr. Kessler stated that he did not own all the land at that time. Mr. Lucas stated that fire hoses used to only run are 800 feet long in the cul de sac and its public water. Where in the 1970s' the fire hoses did not extend beyond 800 feet not so today, and Mr. Lighty stated that there are now fire hydrants within the cul de sacs so the 800 feet length may not be an issue.

Jay States with traffic stated that PennDOT is not favor. Sidewalks and curbing at Colonial Road, staff recommends a waiver. County comment is to provide a sidewalk. To the north side is not feasible, to the south shoulder of Colonial Road is a guiderail. Mr. Meckes stated a bridge over the stream and a sidewalk to the plaza. Possible waiver request.

County Comments

Mr. Bomberger stated that the condition of the sidewalk, trail and combine connection where the guiderail ends. Pedestrian travel is an issue. This is a congested intersection, possibly a recreation fee, and a boardwalk piece for the connection. The sidewalk ended at the property and is not connected at the shopping center to Twin Lakes. There is a lack in pedestrian and bike facilities. Re exam the need.

Mr. Lucas stated that the first thru three waivers

1. 100 ft. natural features and contours- depicting things and property line
- 2.
- 3.
4. sidewalk
5. curbing
6. Resubmit – withdrawn

Mr. Lighty stated that there is no motion, cannot approve waivers without a plan.

Comments

Mr. Grove stated that he would like sidewalks and curbs, it is not practical, but would like to connect to anything with the 300 ft frontage and nothing beyond. Mrs. Staub stated to Colonial Road. Mr. grove stated that additional open space topography is bad and will go off the right of way. The stormwater and facilities running into the open space. Mr. Lucas stated a buffer requirement, and it is greenway. Mrs. Staub stated to investigate it.

Mr. Gehret questions driveway and drive cart.

HRG Comments

Mr. Hinz stated that he will ask questions later. The additional waivers were submitted today and the street requirements. Where they formally submitted? Mr. Hinz stated that he is waiting for formal streets and drive. Mr. Lucas stated that it was not formally submitted, this was a discussion and will be resubmitted.

Mr. Bomberger stated to work on traffic and recreation, transportation is an issue.

Public Comment

Commissioners Comment

Next Regular Meeting: September 7, 2022

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

Adjournment

Mr. Grove made a motion to adjourn the Lower Paxton Township Planning Commission meeting and Mr. Hamilton second the motion. The Lower Paxton Township Planning Commission Meeting was adjourned at 8:55pm.

Sincerely Submitted,

Michele Kwasnoski
Recording Secretary