

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

April 5, 2006

COMMISSIONERS PRESENT

Richard Beverly
Betsy Sibert
Roy Newsome
Fredrick Lighty
Ernest Gingrich
William Neff
Dennis Guise

ALSO PRESENT

Dianne Moran
Lori Wissler
James Snyder
Carl L. (Chip) Millard

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 5:40 pm, on April 5, 2006, at the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance to the Flag

Mr. Lighty led the recitation of the Pledge.

East Park Drive

Mr. Newsome proposed the eastern side of East Park Drive commercial boundaries to include properties east of East Park Drive and west of Acri Drive as marked on proposed zoning map.

A discussion followed and Mr. Guise made a motion to approve. The vote was unanimous.

Mr. Guise recommended leaving the west side of East Park Drive, including the Sheraton, the way it currently is on the Lower Paxton Township proposed zoning map. Everyone in attendance was in agreement.

Minimum Lot Size

The minimum lot size is currently 12,000 square feet. McNaughton recommended the lot size be reduced to 6,000 square feet at a previous meeting. Discussion resulted with everyone in attendance agreed that 6,000 square feet was too small. Mr. Guise recommended a 10,000 square foot minimum lot size. Mr. Newsome suggested 9,000 square feet. Mr. Neff suggested Transfer Development Rights as a way for developers to gain a bonus. Mr. Lighty stated that if the only goal is to maximize

open space it would be a good tool, but that a balance is important. While open space is important, people do not want to see a lot of houses on top of each other.

A discussion followed and Mr. Guise made a motion to change the minimum lot size of 12,000 square feet to 10,000 square feet. Everyone was in unanimous agreement. It was also agreed upon to change the minimum lot size to 10,000 square feet in the TDR, and anywhere else it would be relevant to be conforming.

Open Space Development Uses

Article 311.B.2 states that an open space development shall only include the following uses: nature preserves, township owned recreation, recreation uses that the township approves to be within the preserved open space, crop farming, a golf course open to the public, utilities necessary to serve the development and customary permitted accessory uses. Mr. Seeds did not feel crop farming or golf courses open to the public should be included. A discussion followed.

Mr. Newsome read the definition of open space as being intended and suitable for active or passive recreation by residents of a development or the general public. The definition does not support commercial activities. Mr. Neff suggested that the definition be changed. Mr. Lighty suggested removing all commercial and agricultural references. It was agreed upon unanimously.

Zoning Map

Mr. Newsome questioned the appropriateness of zoning state owned land in right-of-ways. He stated that it makes it look like there is more of a certain type of area than there actually is. He stated it looks like there is a large area zoned Business Campus but the land involved is actually minimal. Staff stated that all land is to be zoned.

Mr. Newsome suggested making a change on Londonderry Road from Commercial General to R-1. Susquehanna Township has the area adjacent to it zoned equivalent to Lower Paxton's R-1. There is also one lot that is zoned commercial in the same area. Mr. Newsome suggested changing it to R-1. It was agreed upon unanimously.

Mr. Newsome suggested changing area on Rutherford Road across from the high school to the cemetery to Business Campus.

Mr. Newsome suggested changing all of Meadowview Village to Institutional instead of Business Campus. At the same intersection, Mr. Newsome would also like to see a small lot that is zoned R-2 changed to Business Campus all the way to Newside Road.

Mr. Newsome suggested the area on the south side of Spring Creek Road be changed to Business Campus.

Ms. Wissler stated that there were no areas zoned Light Industrial. The areas that were zoned along Allentown Boulevard were changed to Business Campus. After reviewing the definitions of light industrial and general industrial, it was agreed to combine them to just general industrial.

Mr. Lighty proposed changing four properties on Colonial Road and Crums Mill Road from R-1 to Business Campus. He also proposed changing the area that is the Colonial Crossings shops to Neighborhood Commercial.

Mr. Lighty recommended that there be a Traditional Neighborhood Development overlay on the zoning map.

Other Business

Mr. Guise questioned whether the R-C zone in the new book should be time limited. Ms. Wissler stated that it only pertains to properties currently zoned R-C.

Mr. Neff stated that he would like a copy of Swatara's Zoning map.

Adjournment

The next regular Planning Commission meeting is scheduled for April 12, 2006, at 7:00pm at the Lower Paxton Township Municipal Center, Room 171.

There being no further business, Mr. Lighty made a motion to adjourn the meeting. Mr. Neff seconded the motion. The meeting adjourned at 7:35 pm.

Respectfully Submitted,

Natalie Hoffman
Recording Secretary