

LOWER PAXTON TOWNSHIP
PLANNING COMMISSION

June 14, 2006

COMMISSIONERS PRESENT

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

ALSO PRESENT

Dianne Moran
Lori Wissler
Chip Millard
James Snyder, HRG

Call to Order

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm, on June 14, 2006 at the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Pledge of Allegiance to the Flag

Mr. Guise led the recitation of the Pledge.

Approval of minutes

Mr. Neff made a motion to approve the minutes of the meeting held on April 12, 2006. Mr. Beverly seconded the motion and the motion passed unanimously.

OLD BUSINESS

Preliminary/Final Subdividsion Plan #06-02
5710 Union Deposit Road

Mr. Gingerich made a motion to table Preliminary/Final Subdivision Plan # 06-02 for 5710 Union Deposit Road. Ms. Sibert seconded the motion, and the motion carried unanimously.

Preliminary/Final Land Development Plan # 06-13
Weis Markets
4300 Linglestown Road

Ms. Wissler stated that Weis Market, Inc. is proposing an expansion of 12,070 square feet. With the expansion, the total square footage of the store will be 57,500. The store is located at the intersection of Colonial Road and Linglestown Road. The tract, which consists of 8.30 acres, is zoned C-1, General Commercial District and is served by public sewer and public water.

Ms. Wissler stated that the applicant requested a waiver of the requirement to submit a preliminary plan.

Mr. Brian Evans, Evans Engineering, 2793 Old Post Road, Harrisburg, Pennsylvania, was present on behalf of the plan.

Mr. Evans stated that the plan does not propose any additional impervious coverage. They will be placing the addition on top of a current asphalt parking area. A little bit of grass area will be taken up, but islands will be added and green space will be increased in other locations.

Mr. Lighty questioned whether the setbacks are being followed. Mr. Evans stated that he believes it is adequately addressed but is looking for clarification on it.

Mr. Guise asked about the parking requirement. Mr. Evans stated that the ordinance allows for a slight deviation in the parking requirement as long as it is approved by the zoning officer. He stated that he has previously met with Ms. Wissler and that she acknowledged an agreeable relief in accordance with what the Township is allowed to waive.

Mr. Newsome asked for verification that the addition is for an expansion of the existing store and not another commercial outlet. Mr. Evans stated that is correct.

Mr. Neff asked where the cardboard box storage will be moved to since it does not appear on the plan. Mr. Evans stated that it will be located along the rear or possibly inside the facility.

Mr. Neff stated that the width of the road behind the building is too narrow for a truck to turn around. Mr. Evans stated that trucks would have to back out .

Mr. Neff asked about cross easements with a neighboring property. Mr. Evans stated that they currently exist and are recorded in the Courthouse.

Mr. Gingrich asked about flood plain. Mr. Evans stated that the FEMA Flood Plain Map is out dated and they took DEP regulations for flood plains into account when designing the plan.

Mr. Eric Epstein, 4100 Hillside Road, voiced a concern that flood plain maps are not up to date. He requested that the board consider updating the current flood plain maps.

Mr. Gingrich made a motion to approve Preliminary/Final Land Development Plan #06-13 for Weis Markets and the waiver of the requirement to submit a preliminary plan subject to the comments that have been provided and resolution of the issues that have been discussed. Ms. Sibert seconded the motion and the motion passed unanimously.

Preliminary/Final Land Development Plan #06-10
Colonial Village

Ms. Wissler stated that the purpose of the plan is to resubdivide the tract into three lots. Lot #2 will be improved with 35 buildings for a total of 160 independent living residences. Lot #1 is to be developed in the future and Lot #3 will be transferred to the Sheesley Estate. The property, consisting of 30.4075 acres, is zoned R-R, Residential Retirement District and is located south of Interstate 81 and west of Colonial Road. The site will be served by public water and public sewer.

Ms. Wissler stated that the applicant requested the following waivers: waiver of the preliminary plan requirement, waiver of the requirement that driveways shall be located not less than 40 feet from an intersection, and waiver of Street Design Criteria which requires private streets to be designed to public street standards.

Mr. Allen Love, Site Design Services, LLC, was present on behalf of the plan. Mr. Love stated that two cul-de-sacs have been eliminated and that two roads now join together. He also stated that the streets have been widened from 24 feet to 28 feet and a striped area of 4 feet has been added for walking paths. He stated that there are a few other comments he would like to work on with HRG.

Mr. Love stated that Penn DOT waived their requirement for a traffic study due to light traffic in the area but one has been done in accordance with Township regulations.

Mr. Lighty asked Mr. Love why they were requesting the waiver of the Street Design Criteria. Mr. Love stated that the Homeowners Association will have to maintain the streets at their costs and their design. Mr. Lighty questioned if higher standards for paving thickness would be in the better interest of the Homeowners Association. Mr. Love stated the paving thickness will be to public street standards. The width of the streets and some interior turning radii are what will not meet public street standards.

Ms. Wissler stated that waiver request #3 (Street Design Criteria) needs to be more specific.

Mr. Love stated that they would like to sit down with Township staff to work out the issues and to get some direction in general of what waivers they need to ask for. He asked if the board was generally in favor of the waiver requests or if they should go about redesigning the plan. Mr. Lighty stated that they have to know exactly what waivers are being requested but they could give feedback on the ones that have been presented. Mr. Love stated that they are talking about the horizontal radii, the width of the streets, and the distance between some of the driveways and the intersections.

Mr. Newsome stated that there are a number of small issues that have been addressed and he would like to see the developer return having addressed the remaining issues. Mr. Love stated that they have been addressed on the plan but that staff has not had a chance to look at them.

Mr. Neff stated that he would like to see the decell lane be redesigned to at least 45 mph. Mr. Love stated that the stopping distance is 50 mph or greater which exceeds Penn DOT requirements.

Ms. Sibert asked if Earl Drive was included in the traffic study. Mr. Love stated that it has not been looked at but that it will be in the future.

Mr. Epstein, SWAN, is concerned about the density and traffic impact.

Mr. Jack Meyers, 1100 Colonial Road, pastor of church, stated that he is very concerned about the traffic issues.

Mr. Newsome made a motion to table Preliminary/Final Subdivision and Land Development Plan #6-10 for Colonial Village. Mr. Gingrich seconded the motion and the motion passes unanimously.

NEW BUSINESS

Final Subdivision Plan #06-18 **Mindy Meadows, Phase 2**

Ms. Wissler stated that Phase II proposes to develop 18.25 acres into 27 single-family lots. This parcel is zoned R-1, Low Density Residential and will be served by public sewer and public water. This parcel is located to the north of Devonshire Heights Road and west of Deaven Road and adjacent to the existing Autumn Ridge development.

Ms. Wissler stated that there were five waivers that were approved with the preliminary plan.

Mr. John Kerschner, Fine Line Homes, Eastern Development and Planning, 7300 Derry Street, Harrisburg was present on behalf of the plan.

Mr. Kerschner stated that he had a question about Mr. Snyders' comment about placing an easement on a swale. Mr. Kerschner stated that they do not feel that swales are confined or concentrated enough and would like to keep it spread out.

Mr. Lighty asked for clarification that Mr. Snyder wants a narrower swale so the flow keeps the swale cleaned out. Mr. Snyder confirmed that.

Mr. Kerschner stated that the comments that were received from the Planning Commission will be taken into account and all changes will be made.

Mr. Newsome made a motion to approve Preliminary Subdivision Plan #06-18 for Mindy Meadows, Phase 2 subject to comments. Mr. Guise seconded the motion and the motion passed unanimously.

Preliminary/Final Subdivision and Land Development Plan #06-19
4 Story, 30 Room Hotel on Briarsdale Road

Ms. Moran stated the Township has received a plan for the construction of a 3,465 square foot 4-story 30-room hotel. The property is located south of Union Deposit Road on Briarsdale Road. The property consists of .69 acres and is zoned C-3, Mixed Commercial District. The property will be served by public water and public sewer.

Ms. Moran stated that the applicant requested the following waivers: waiver of the requirement to provide a preliminary plan, and waiver of the requirement to provide underground stormwater storage.

Mr. Scott Aikens, Aikens Engineering, 219 E. Main St, Shiremanstown, was present on behalf of the plan.

Mr. Aikens stated that they do not have any problems with the comments. He also stated that there may be a third waiver request regarding proposed inlets. Mr. Snyder stated that a waiver request was not necessary.

Mr. Neff asked about a gate on the split rail fence surrounding the detention pond and how access would be gained for maintenance. Mr. Aikens stated that with the design, the rails could be pulled out to allow access for lawn equipment and then replaced.

Mr. Lighty asked if the site would be affected by PennDOT's Beltway Study. Mr. Aikens stated that he is not certain.

Mr. Newsome asked if 31 parking spaces would be sufficient for 30 rooms. Mr. Aikens stated that the manager will live on site and the cleaning staff will be out sourced and therefore dropped off and picked up. Ms. Moran stated that the ordinance allows for 31 parking spaces. Mr. Newsome stated that the ordinance needs to be looked at.

Mr. Snyder asked what the basement will be used for. Mr. Aikens stated that the basement will be used for storage.

Mr. Millard asked about the height of the building. Mr. Aikens stated that it will be 46 feet high.

Mr. Millard asked where the entrance to the hotel will be located. Mr. Aikens stated that the entrance will be centered under the canopy.

Mr. Millard suggested some signage for one-way traffic. Mr. Aikens stated that there will be.

Mr. Guise made a motion to approve Preliminary/Final Subdivision and Land Development Plan #06-19 for a new 4-story 30-room hotel, 1006 Briarsdale Road with the two requested waivers, being that a waiver is not required for the storm inlet, and subject to compliance with the comments discussed. Ms. Sibert seconded the motion and the motion passed unanimously.

Preliminary/Final Land Development Plan #06-20
Keystone Center

Ms. Moran stated the Township has received a plan for the development of a two-story (with basement) general retail center and restaurant on Allentown Boulevard and North Mountain Road. The property consists of 3.75 acres and is zoned C-1, General Commercial District. The property is located at the northwest quadrant of the intersection of Mountain Road and Allentown Boulevard and is served by public water and public sewer.

Ms. Moran stated that the applicant has requested no waivers.

Mr. Tony Trost, Dawood Associates, and Dan Chrysler were present on behalf of the plan.

Mr. Trost stated that there will be a waiver requested for the requirement for a sidewalk along North Mountain Road and Allentown Boulevard. Mr. Lighty stated that he supports that waiver because sending pedestrian traffic into the traffic is a bad idea.

Mr. Neff questioned where traffic leaving the parking lot by the Mountain Road exit would be going. Mr. Trost stated that there is only one way they can go. They can only make a right hand turn. Mr. Neff suggested eliminating Mountain Road as an exit. Discussion regarding traffic followed.

Mr. Guise made a motion to table the Preliminary/Final Land Development Plan #06-20 for Keystone Center, Allentown Boulevard and North Mountain Road, to give the applicant the opportunity to address some of the comments and clarify some of the points discussed. Mr. Beverly seconded the motion and the motion passed unanimously.

Preliminary/Final Land Development Plan #06-21
Shuler All Pro Car Wash
Linglestown Road

Mr. Lighty stated that the applicant requested the plan be tabled. Mr. Newsome made a motion to table the Preliminary/Final Land Development Plan #06-21 Shuler All Pro Car Wash, Linglestown Road. Mr. Beverly seconded the motion and the motion passed unanimously.

Sketch Plan
George & Leah G. Lois

Mr. Allen Love was present on behalf of the plan.

Mr. Love requested the board to support him regarding not using an access to Houcks Road and creating three accesses to the lot. The board agreed that requiring three access points does not make sense but that it is required according to the ordinance.

There is no action required for the sketch plan.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

The next regular Planning commission meeting is scheduled for August 9, 2006, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

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Being no further business, the meeting adjourned at 9:30 pm.

Respectfully Submitted,

Natalie Hoffman
Recording secretary