

**LOWER PAXTON TOWNSHIP  
PLANNING COMMISSION**

February 9, 2011

**COMMISSIONERS PRESENT**

Fredrick Lighty  
Roy Newsome  
Ernie Gingrich  
Dennis Guise  
Douglas Grove  
Robin Lindsey

**ALSO PRESENT**

Dianne Moran, Planning & Zoning Officer  
Tim Smith, Dauphin County Planning Commission  
Steve Fleming, HRG, Inc.

**CALL TO ORDER**

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:02 pm, on February 9, 2011 in Room 171 of 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.

**APPROVAL OF MINUTES**

Mr. Grove made a motion to approve the minutes from the December 8, 2010 Regular Meeting. Mr. Newsome seconded the motion, and a unanimous vote followed.

**NEW BUSINESS**

**Preliminary/Final Subdivision & Land Development Plan #10-11  
Lower Paxton Firemen's Association, Inc.**

Ms. Moran stated that the purpose of this plan is to allow the construction of an addition and second story to the existing operations center of South Central Emergency Medical Services (SCEMS). The proposed addition would be 1,274 square feet. The property is currently zoned R-2, Medium Density Residential District and is located in Paxtonia on Poplar Street. The property is served by public sewer and private on-lot well.

The applicant has requested the following waivers:

1. Waiver of the requirement to provide a preliminary plan.
2. Waiver of the requirement to provide a stormwater management report.
3. Waiver of the requirement to provide an erosion and sedimentation control plan.
4. Waiver of the requirement to provide sidewalks.
5. Waiver of the requirement to provide a landscaping plan.
6. Waiver of the requirement to provide a hydrogeological study.

On November 4, 2010 the Lower Paxton Township Zoning Hearing Board granted variances for the minimum side yard setback, the amount of building coverage and impervious coverage and buffer yard requirements. The Zoning Hearing Board also granted a special exception for the expansion of a non-conforming use on the property.

The Planning Commission tabled action on this plan at the December 8, 2010 meeting in order to allow the applicant time to address the outstanding comments.

Frank Grottola, Act One Consultants, was present on behalf SCEMS.

After reading over the comments, Mr. Grottola noted that he has some clarifications, which he can go over with the Zoning Officer later. He stated that some of the waivers seem to be supported, and they have trimmed down many of the comments from the previous meeting.

Mr. Lighty asked for information regarding the issues that were raised at the previous meeting.

Mr. Grottola stated their best information shows that the right-of-way is 50' and the cartway is 19'. He noted that it was difficult to determine since the lot is virtually all paved. He identified the well cap on sheet #1 of the plan as the little square near the contour line.

Mr. Grottola stated that he has spoken with the permitting office of DEP, who informed him he should simply show what has been being used and what is proposed to be used, because the lot is all impervious and because of the utilization of the stormwater inlet on the fire house property. On the drawing they show the leaders coming off the roof in about the same area as they are now, on the lower and upper right corners of the drawing. The icons represent down spouts and there are directional arrows that show the flow to the inlet. After two conversations with DEP, they were okay with showing this information, given the fact that it is not an increase in flows. Mr. Grottola stated he also spoke with Dauphin County Conservation District (DCCD) and their concern was the protection of the inlet during the excavation phase of the project. He assured them he will put a silt sock in the inlet, and they felt that was fine. He also noted that since the project is under 5,000 square feet, they were not overly concerned, but they did advise that the excavated material be removed to an approved landfill since there is nowhere to pile it on-site.

Mr. Fleming stated that in situations like this where the applicant has requested a waiver from the stormwater management plan, he is still requiring a narrative report that explains existing conditions, proposed conditions, and how the applicant will address Township requirements or why it's not applicable and how they are addressing the Act 167 requirements or why they are not

applicable, and the engineer must seal it. If a sufficient narrative is submitted, Mr. Fleming stated he will support the waiver. Mr. Grottola agreed that was reasonable.

Mr. Guise suggested including the icon for the well cap in the legend.

Mr. Lighty asked if Mr. Fleming had any additional comments on the plan. Mr. Fleming asked how the applicant plans to sign and stripe the parking space layout, and access ways and driveways. Mr. Grottola stated it will be as it is on the paper; he also noted he could not find where it would fit in the Zoning Ordinance. They were ready to go with this plan, but under the direction of the Township Engineer, Mr. Grottola did not know how to classify the use, he noted it might be business, but it really isn't. He asked how to calculate parking spaces on this use. He noted that because there are no visitors to the site, there is plenty of parking. Mr. Fleming asked if the applicant plans to sign or stripe...Mr. Grottola answered yes...Mr. Fleming continued to say, for one way. Mr. Grottola stated he had not considered one way. Mr. Fleming stated the aisle width of 13 feet is insufficient for two way traffic. Mr. Grottola stated that is correct, and he added that he thought they should make it one way in, which will address the sight triangle comment as well. He stated it should be a left-turn to get in, then go around the building, or traverse the parking lot of Paxtonia Fire Company. Mr. Fleming stated this needs to be documented on the plan.

Mr. Tim Smith, Dauphin County Planning Commission, had no new comments to discuss.

There were no comments from the audience.

Mr. Newsome stated this is a textbook case of inadequate planning that occurred in the past, including the total area surrounding this site. It is also a textbook case of poor management of the building after a plat had been subdivided and put on record, and there is this system of crappy area. He stated they should learn a lot from all of this. He also noted that if the ordinances were to be applied in a strict manner, nothing could be done with the land. This serves as a reminder to renew the efforts to continue to do a better job with land management and planning.

Mr. Newsome made a motion to recommend approval of the plan, and to recommend approval of the requested waivers, subject to the Township receiving a sealed narrative to justify the waivers as discussed, and also subject to satisfying the comments provided by Staff, Engineer and County. Mr. Guise seconded the motion, and a unanimous vote followed.

### **Business Improvement District**

Mr. Lighty stated he emailed the draft of the preliminary plan out to the Planning Commission members several weeks ago and presents a second draft which incorporates the comments he received. He noted that sections 6 and 13 need to be discussed because somehow they were overlooked. He noted the list of properties was updated, but may need some further information. He asked for comments or suggestions.

Mr. Newsome commented that the introduction is somewhat jarring. He noted that the document must be written to satisfy the (Neighborhood Improvement District (NID) statute, but it is also a selling piece to the community. He suggested a preface; something that gives the general idea of the following: we in lower Paxton have worked together in the past to create things, and now see a need to create a more cohesive something and have created this Business Improvement District (BID). He also noted it is a nice piece of work. Mr. Gingrich and Mr. Guise agreed a preface is a good idea. Mr. Lighty requested Mr. Newsome to write something up and email it to him. Mr. Guise suggested the first section be broken into preface, legal requirements and background.

Mr. Newsome stated he loves the maps, they turned out very well.

Mr. Lighty asked if the business occupant column should be left in and updated, or just omitted. The members agreed it is helpful, and it should be left in.

Section 6: Commissioners worked out what should go in this section, which will be basically what is in the budget except the salary. Traffic improvement item was discussed, and it was agreed to include it as an initial amount and subsequent amounts, set aside in a reserve, in anticipation of a significantly costly project. If \$125,000 is put in each year, it will be \$625,000 after five years with a footnote that says to be capitalized in five years. A question was asked about how the \$40,000 is spent in future years. Mr. Lighty stated it will be up to the BID board to decide, but that some maintenance will be needed for the flowers and banners, and maybe the hardware. Mr. Guise suggested a line that says beautification, maintenance and enhancement for \$40,000 annually. Mr. Grove stated that this budget is a projected budget, and there will be an operational budget, but the initial or pro forma budget is what is required for the plan.

Section 13. Mr. Lighty stated he wasn't sure how to address this section. Mr. Newsome suggested the BID is responsible for providing the annual report. Mr. Lighty suggested the Township has agreed to provide office space, and will adopt an ordinance, and appoint initial board members. Mr. Newsome asked how the sample documents addressed this section. Mr. Lighty stated they didn't really address it. Mr. Guise suggested a paragraph describing the agreement, instead of a list. Mr. Lighty requested Mr. Guise to write a draft and email it to him. Mr. Guise agreed to work on it.

Mr. Lighty stated he will incorporate the changes discussed, and will email a third draft to the Planning Commission members.

Mr. Newsome asked what the next steps will be. Mr. Lighty stated he will get the plan in a final form, then the Planning Commission can go to a Board of Supervisors workshop meeting with it.

Mr. Guise made a motion to approve the preliminary plan for the Colonial Corridor Improvement District subject to incorporating the changes described and discussed tonight. Mr. Gingrich seconded the motion, and a unanimous vote followed.

### **Wind Energy Subcommittee**

Mr. Lighty stated that the wind energy issue will wait until the BID has moved forward.

**PUBLIC COMMENT**

There was no public comment offered.

**COMMISSIONER COMMENT**

Ms. Lindsey welcomed Mr. Guise back after having surgery. Mr. Guise thanked the Commission and Staff for their thoughts and prayers.

**ADJOURNMENT**

The next regular Planning Commission meeting is scheduled for Wednesday, March 9, 2011, at 7:00 pm at the Lower Paxton Township Municipal Center, Room 171.

Being no further business, the meeting adjourned at 8:15 pm.

Respectfully Submitted,

Michelle Hiner  
Recording Secretary