

Lower Paxton Township

## PLANNING COMMISSION

MEETING MINUTES

March 5, 2014

### COMMISSIONERS PRESENT

Fredrick Lighty

Roy Newsome

Douglas Grove

Lori Staub

Steve Libhart

### ALSO PRESENT

Dianne Moran, Planning & Zoning Officer

Stephen Fleming, Township Engineer, HRG.Inc.

### CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7:00 pm on March 5, 2014 in Room 171 of the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania

### PLEDGE OF ALLEGIANCE TO THE FLAG

Mr. Grove led the recitation of the Pledge of Allegiance.

### APPROVAL OF MINUTES

Mr. Lighty stated that the Planning Commission Minutes for November 6, 2013, December 4, 2013, January 8, 2014, and February 5, 2014 would be approved at the April meeting.

### New Business

Preliminary/Final Subdivision Plan #13-19 Hillside Road- Benjamin Slotznick and Michael Slotznick Property

Mr. Lighty states that the applicant requested that this plan be tabled.

Sketch Plan Review-Rezoning Request-6200 Jonestown

Ms. Moran stated that John Snyder, from R.G.S. Associates, is here to discuss a rezoning request sketch plan. The property is at 6200 Jonestown Road which is zoned Commercial Neighborhood and their request is to have the property zoned Commercial.

Mr. Snyder and Mr. McCorkel, who is the property owner, are here to discuss the plan. Mr. Snyder stated that the property is zoned Commercial Neighborhood, and the area west of Knisely Drive is also zoned Commercial Neighborhood. They are looking at what should/could be done here. It is a transitional piece of property, the frontage along Jonestown Road is primarily commercial, the far rear of the property is Ollies, and there is an embankment between the properties. On Blue Ribbon there are

single family homes and large lots and to the west is Knisley Drive which is dense and single family homes. Mr. Snyder stated that an office building and commercial in a bad market they proposing residential with 40 to 45 units, with keeping the frontage along Jonestown Road. commercial.

Mr. Grove stated that he feels 45 units would be tight in a small area.

Mr. Libhart asked about the comprehensive plan and the roadway between Nyes Road to North Route 22. Mr. Lighty stated that originally there was one option going to the west of Ollies and came around back to Jonestown Road. Mr. Snyder says they are looking to connect perpendicular to Jonestown Road. Mrs. Staub questioned the rezoning proposal and asked if they are proposing all R2 because an office building is not permitted in an R2. Mr. Snyder stated that it makes good planning sense that the frontage along Jonestown Road should be commercial activity, somewhere behind commercial is where we would see the separation of zoning.

Mr. Lighty stated that Lower Paxton has its fair share of high density and lower price housing. Why is this different? Mr. Snyder answered that it makes sense planning wise with the surrounding neighborhood. Mr. Fleming stated that in the next two years Jonestown Road will be replaced, from the Old Jonestown Road bridge to Route 22. Any project to improve an intersection will increase traffic.

Mr. Lighty stated that it is a tough overall parcel, the neighborhood is going to be a problem and overall, that is the type of housing Lower Paxton already has.

#### **Public Comment-**

There was no public comment.

#### Next Meeting April 2, 2014

The meeting in April will be April 2, 2014.

#### Adjournment

Mr. Grove made a motion to adjourn the meeting. Mr. Libhart seconded the motion and the motion passed unanimously. The meeting was adjourned at 7:25pm.

Respectfully submitted,



Michele Kwasnoski

Recording Secretary