

Lower Paxton Township

Planning Commission

Meeting Minutes

August 05, 2014

COMMISSIONERS PRESENT

Fredrick Lighty

Dennis Guise

Douglas Grove

Roy Newsome

Stephen Libhart

Lori Staub

ALSO PRESENT

Amanda Zerbe, Planning & Zoning Officer

Jason Hinz, HRG Inc.

Tim Smith, DCPC

CALL TO ORDER

Mr. Lighty called the regular meeting of the Lower Paxton Township Planning Commission to order at 7pm on the above date 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.

OLD BUSINESS

Revised Preliminary/Final Subdivision Plan for Huntleigh, Phases 6&7 (14-12)

Mrs. Zerbe stated that the Township has received a plan that proposes to subdivide the existing lot into five (5) lots. The property is zoned R-1, Low Density Residential District. The project site is 22.14 acres and is located at the northwestern corner of Lyters Lane and Conway Road. The project was previously approved as Phases 6 and 7 with thirty-two (32) building lots. Proposed lot sizes per this plan submission are as follows: Lot 1: 6.0 acres, Lot 2: 4.407 acres, Lot 3: 1.914 acres, Lot 4: 1.833 acres and Lot 5: 7.023 acres. The property will be served by public water and public sewer.

The Planning Commission first reviewed the Preliminary/ Final Subdivision Plan for Huntleigh (14-12) at its July 2, 2014 meeting. Following this review, the Commission directed the applicant to resolve the plan as now proposed with the approved preliminary plan for Phases 6 and 7 of the Huntleigh development.

As a result of the above requirement of the Commission, staff met with the applicant on July 10, 2014. Attached to this memorandum is correspondence from R.J. Fisher & Associates, engineer for the applicant, detailing the plan modifications that have been made to address the Commission's requirement.

Waiver Requests:

1. Waiver of the requirement to provide sidewalk along the frontages of Lyters Lane and Conway Road [180-503.A.1], as well as modification of the original preliminary plan approval to remove an 8' pedestrian walkway on the northern side of Lyters Lane and the eastern side of Conway Road.
2. Waiver of the requirement to provide street widening [180-503.C. 2], as well as modification of the original preliminary plan approval to allow widening of 4' along the frontages of Phase 6 & 7. Further, the developer proposes to pay a fee in lieu of widening with the payment to be applied towards the repaving of Lyters Lane.

Matt Fisher from R.J. Fisher and John Kerschner from Fine Line Homes are both here representing this plan. Mr. Kerschner stated that he had the opportunity to sit down with Amanda, Jason and Steve to discuss the Planning Commission comments. The plan was revised to meet the comments and the direction that they felt the township wanted the plan to take and are presenting the revised plan.

Mr. John Kerschner reviewed the history of the overall plan for Huntleigh. The plan was a seven phase project on a 120 acre farm with about 147 homes. We are going to retain the intended development concept on the other side where we are currently developing Huntleigh (on the other side of Conway Road). In light of the market conditions it may be a long time until we get over to this side Phase 6 (six) & 7 (seven). We looked at options and decided to keep this side for the family lots of the owner of the company. The lots are larger and more in keeping with what is developed on that side of the woods, this is the reason for the revisions. There are a few technical review comments. The reduction of 32 (thirty two) to five (5) lots will cause the intensity of the corner to be reduced but, we are still looking at doing the widening that is proposed. The Township recently reconstructed Conway Road and kept it at current width. Lyters Lane has three (3) lots that front on it but there is no need to add width there now because the lots are large enough to do all off street parking. The pedestrian path is staying on Conway Road because it provides connectivity of the belt portion of our track. We already have the pedestrian path in the first phase and we will continue it up to tie in with Hodges Heights that will lead to the park.

Mr. Fisher discussed the plan and revision. Mr. Lighty asked if there were any notes on the old plan that should/will be carried over to this plan. Also, everything on the old plan should be on the revised plan except the number of lots. Mr. Fisher answered the number of lots and the changes in modification that they are asking for.

Mr. Lighty questioned the fee in lieu of widening Lyters Lane? Mr. Kerschner answered that the Township could use those funds somewhere else since there are only 3 (three) lots on Lyters Lane. Mr. Lighty stated that it was in our packet that the waiver was established that in lieu of the road widening, they also wanted the grading sight distance of the curve. HRG commented on the fee and said that the Township could put funds to the hill issue causing sight distant problems. Mr. Lighty asked why do they want to contribute a fee, when we were asking for grading? Mr. Newsome stated that there is a sight problem and it is on their property not in the widening area. Mr. Kerschner answered that they dedicated the right of way 30 (thirty) feet from the center to fix the right of way there, so there is plenty of right of way to do any work that is necessary in the right of way to resolve any sight distance. Obviously if they want to put driveways at the problem area they will have to account for proper sight distance. Mr. Lighty stated it was in the packet, are you willing to do the grading on sight distance around the curve? Mr. Kerschner asked if it is vertical? Mr. Hinz stated that he is under the impression

that the roadway is a vertical curve. Mr. Kerschner stated that with Staff Comments and Mr. Steve Flemings' comments, that they will do the reclamation of Lyters Lane with millwork and that they will mill that down lower to achieve greater sight distance.

HRG Comments- Jason Hinz stated that their comments are administrative such as outside agencies approval, providing financial security and operation maintainence with storm water.

Public Comment-

Victor Banks, of 6551 Lyters Lane, represents neighbors of Hodges Heights. He still has concerns with storm water drainage and water runoff. He said he did not hear anything regarding that during this presentation. Issue on Lyters Lane wanted to comment that it involved a turn/curb in the road which is in need of grading so that you can see ahead approximately 25 (twenty five) feet. There is an inability to see from one point which is lower to the other point because of the hill, at the point of the hill is a curve, the sight is near Fairfax Drive. The comment he did hear was that they are establishing 5 (five) houses instead of 30), the reduction of density is more favorable even though they are much larger and there is a creek on the north side of the lot which exasperated the storm water issue which was not addressed. The storm water issue has not been addressed on the existing lots and that is why on Conway Road, where the run off runs into existing neighbors yards. There has not been an environmental statement for these parcels, there is no plan per say to really comment on that. Mr. Lighty stated that there is a strong storm water ordinance, and that nothing can be built unless they are in compliance with that ordinance.

Mr. Banks also stated that principally to these issues are the removal of the sidewalks and the waiver requests were the concern of the width of the road, however the roadway is the gateway to the park and the gateway for the people to walk around the neighborhoods. They are using Lyters Lane for skateboarding, the road is not wide enough to share it. The original plan included a berm area and the idea of a walkway along Lyters Lane to accomadate at the end of Lyters Lane and Conway Road, plus another patch of sorts as a strip of Greenway of macadam to attach it to Huntleigh, all of that is not included in the plan because they will be bringing individual property lines to the edge of the road. Principle concern is the sidewalks, secondary concern is the straightening of the road.

Mr. Guise questioned Mr. Kerschner in reference to the storm water. Mr. Kerschner answered that the detention basin for our 5 (five) lots is twice as big as it ever was for our 30 (thirty) lot plans, because of the upgrade of the storm water ordinance. He stated that the five (5) lots meet the storm water management and the environment is well taken care of.

Mr. Guise made a motion to approve the Revised Preliminary/Final Submission Plan for Phases 6 & 7 of Huntleigh, with the following comments: waiver# 1 recommended waiving the pedestrian path on Lyters Lane but would like to require the pedestrian path on Conway Road for future phase development. Also waiver #2 recommended for approve subject to the resolution of the grading issues. Mr. Grove seconded the motion, and the motion was passed unanimously.

Preliminary/Final Minor Subdivision Plan for Parkway Farms, Inc.

Mrs. Zerbe stated that the Township has received a plan to subdivide parcel 35-004-010 into five lots. The property is located on Parkway West and consists of 114.05 acres. The property is zoned AR, Agricultural Residential District, and will be served by private wells and private sewage systems.

This plan was first presented to the Planning Commission at its May and June 2014 meetings and action at both meetings were tabled.

The applicants are proposing to resubdivide the 114.05 acre tract which straddles Parkway West. Lot 1, on the east side of Parkway West, will contain 66.931 acres. On the west side of Parkway West, three developed single family lots exist and lot additions from the parent tract will be provided to all three. In addition, there is a 4th lot available for development of a single family residence and this lot will also receive an addition from the parent tract. The remainder of the tract on the west side of Parkway West, 30.592 acres, is proposed for future development. However, no development is proposed in accordance with the subdivision plan that is now before the Commission.

Mr. Joel McNaughton, from McNaughton Company, asked for the plan to be tabled.

Mr. Libhart made a motion to table the Preliminary/Final Subdivision Plan for Parkway Farms, Inc. (14-06). Mr. Grove seconded the motion, and the motion passed unanimously.

Next Meeting September 3, 2014

The next Planning Commission meeting is September 3, 2014.

Adjournment

Mr. Libhart made the motion to adjourn the meeting and Mr. Grove seconded the motion and the motion passed unanimously.

Meeting adjourned at 7:40pm.

Respectfully submitted,


Michele Kwasnoski
Recording Secretary