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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
August 10, 2015**

The August 10, 2015 meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. by Chairperson Liz Rodda. The following members were present: Gary Deimler, Ralph Stone, Chip Brown and Bill Kotkiewicz. Also present was Julie Seeds, Recording Secretary and Ed Fisher, Township Engineer.

Following the Pledge of Allegiance, Mr. Deimler moved to approve the meeting minutes for July 13, 2015, Seconded by Mr. Kotkiewicz. The motion carried unanimously.

OLD BUSINESS:

Middle Paxton Township-Dauphin Borough Joint Comprehensive Plan Review & Update

Ms. Seeds explained the Board of Supervisors at their August Board Meeting did not forward the Draft Comprehensive Plan on to initiate the 45-day review period. The Board presented several comments regarding draft plan content and recommended actions. Mr. Schwartz with Environmental Planning and Design will review the comments and take them into consideration. Mr. Schwartz will also meet with a few stakeholders as recommended by the Board to review the draft Joint Comprehensive Plan.

NEW BUSINESS:

Tony Trost with Third Mountain Surveying was in attendance to present a Preliminary/Final Subdivision Plan dated June 29th, 2015 for Henry Lee Miller and Park I. Barner Jr. and Gail R. Barner. Mr. Trost outlined the purpose of the subdivision plan is to a reconfiguration of lots with no new building lots proposed.

The Commission recommended approval of the following waivers:

1. SALDO Section 304 – Preliminary Plan requirements
2. Stormwater Ordinance 2010-89

Mr. Brown moved to recommend the two (2) waivers, Seconded by Mr. Kotkiewicz, the Motion carried unanimously.

The Plan itself was recommended for approval contingent upon the following:

1. Compliance with Light-Heigel review comments dated August 10, 2015 (attached).
2. Compliance with Tri County Planning Commission review comments dated July 17, 2015

(attached).

Mr. Brown moved to recommend the plan, Seconded by Mr. Stone, the Motion carried unanimously.

2. Representatives from LDI & Associates were in attendance to present a Preliminary Subdivision/Land Development Plan dated July 15, 2015, prepared by Advantage Engineering.

Eric Clancy with LDI & Associates presented the plan. Mr. Clancy stated the property is located in three (3) zoning classifications. Approximately 36 acres are Commercial, 23 R-1 (Low Density Residential) and 85 acres are zoned R-3, High Density Residential. The plan represents Phase 1, of the project proposing multifamily rental units with nine (9) 3-story 1 & 2 bedroom apartment units. The project is proposed to having its own sewage package treatment plant and be served by public water. A pool and community room with walking trails is also proposed for this phase.

Ed Fisher, Township Engineer, went over several of the comments that included zoning, subdivision and land development along with several storm water comments. Comments from Tri County Planning Commission were distributed along with comments from Commission members.

Numerous residents were in attendance with questions and concerns of the plan. Highlights of the concerns were the two entrances/exits for the apartment units shown along Hagy Lane will increase traffic and speed, traffic concerns overall with backups occurring at peak hours on to U.S. Route 22/322.

It was the consensus of the Commission to table the plan due to the considerable amount of comments that need addressed both by Tri County Planning Commission and Light-Heigel & Associates (attached). ***Mr. Deimler moved to table the plan, Seconded by Mr. Kotkiewicz, the Motion carried unanimously.***

Board Member Comments

Ms. Rodda thanked everyone for attending the meeting and for their comments.

There being no further business the meeting was adjourned at 8:50 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Brown. The Motion carried unanimously.

Respectively Submitted,

Julie A. Seeds
Recording Secretary