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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP  
Planning Commission  
Reorganizational Meeting Minutes  
February 08, 2016**

The February 08, 2016 Reorganizational Meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. in the Township meeting room by Township Manager and Recording Secretary, Julie Ann Seeds.

Following the Pledge of Allegiance to the Flag, nominations for Chairperson were requested. Ms. Liz Rodda was nominated by Mr. Gary Deimler, seconded by Mr. Ralph Stone. The nominations were closed and Ms. Rodda was elected by unanimous vote.

Nominations for Vice-Chairperson were requested. Mr. Jeffrey Smith was nominated as Vice-Chairperson by Mr. Gary Deimler, seconded by Mr. Ralph Stone. The nominations were closed and Mr. Smith was elected by unanimous vote.

Ms. Rodda assumed the Chair and asked if all members were in general concurrency with the 2016 meeting dates and time that is set as the second Monday of each month at 7:00 pm., with the location at the Township Meeting Room, 10 Elizabeth Avenue. The members answered in affirmative.

The regular meeting commenced with all members present.

Mr. Don Morse moved to approve the meeting minutes for December 14, 2015, Seconded by Mr. Gary Deimler, the motion carried unanimously.

Chairman Rodda asked if there was any one in attendance that wanted to provide public comment. No Public comments were given.

**OLD BUSINESS:**

Joint Comprehensive Plan – Mr. Jeffrey Smith reported the Joint Comprehensive Plan Committee met on January 27, 2016 to review all final comments and edits. The Joint Comprehensive Plan was previously sent to all surrounding Municipalities, Central Dauphin School District, and Tri County Regional Planning Commission (TCRPC) with only a few minor comments that were referred back from TRCPC. Mr. Smith reported the final Joint Comprehensive Plan will be reviewed by the Board of Supervisors and Dauphin Borough Council Members at their February meetings, respectively, with possible Public Hearings scheduled for March for adoption of the Plan.

Mr. Don Morse was not happy with the Joint Comprehensive Plan and recommends doing a study on traffic and other sections of the plan versus acting on it immediately and feels it is an injustice to the residents of the Township.

## **NEW BUSINESS:**

### **Steckbeck Engineering – Proposed Retail Store for Dollar General**

Michael Swank with Steckbeck Engineering presented a sketch plan of a Lot Addition/Land Development Plan for GBT Realty Corporation dated, January 29, 2016. The plan proposes a 9100 square foot retail store at the corner of S.R. 225, Peter's Mountain Road and Elizabeth Avenue. It is currently zoned Commercial Office with (2) parcels that are proposed to be deeded together into one parcel.

Mr. Swank reported the Developer proposes a corner entrance building with (2) vehicle entrances/exits. The sketch plan proposed (42) – 11' x 20' parking spaces including (2) handicap spaces; to meet the Middle Paxton Zoning Ordinance, 50 parking spaces is required. Mr. Swank offered reducing the parking space size, as it appears to be excessive from their experience from other projects. In addition, Mr. Swank explained this also helps in reducing impervious coverage for storm water purposes.

Some concerns with the entrances were discussed due to Middle Paxton Elementary School located across the street with increased traffic due to school buses and parents dropping off and picking up their children from school. The Township Engineer provided comments recommending the west entrance to the property be an entrance only, no exit due to its close proximity to the intersection of Peter's Mountain Road, S.R. 225. Another recommendation by the Township Engineer is the widening of Elizabeth Avenue at the intersection of S.R. 225, along with curbing and sidewalks. (See attached comments).

Mr. Gary Deimler offered the possibility of compact car spaces. Resident Wilbur Evans was opposed to smaller parking spaces with large vehicles and the closeness of the next vehicle and trying to get in and out of a tighter parking space.

After discussion, the plan appeared to be favorable with the majority of the Planning Commission. To meet the Zoning Ordinance requirements the Developer will need to seek Zoning relief on certain issues as presented.

### **Comments**

1. New Supervisor, Wilbur Evans was in attendance and introduced to the Planning Commission. Mr. Evans was welcomed and thanked for attending the Planning Commission meeting.
2. Mr. Don Morse commented and dismayed after attending the Board of Supervisors meeting in regards to the LDI Preliminary Land Development Plan that was being considered by the Board of Supervisors at their December 21, 2015 meeting. Mr. Morse was concerned about a discussion at the Board meeting in regards to the current Zoning Ordinance and wording that was used to describe sections of the Zoning Ordinance.

Mr. Morse presented a motion for the Planning Commission to recommend to the Board of Supervisors an immediate study be made to review the current Middle Paxton Township's Zoning Ordinance and Subdivision and Land Development Ordinance to determine if all sections are defensible and not subjective including the definition of streets as described in the 1998

Comprehensive Plan and steps be taken to correct the Ordinances, if necessary, for the protection of the community and the goal of the Comprehensive Plan.

Seconded by Mr. Gary Deimler. The vote was (2) yes, and (5) No, Liz Rodda, Chip Brown, Jeffrey Smith, Bill Kotkiewicz and Ralph Stone. The Vote did not pass.

At this time Mr. Morse left the meeting and announced his resignation.

There being no further business the meeting was adjourned at 8:25 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Kotkiewicz, the motion carried unanimously.

Respectively Submitted,

Julie A. Seeds  
Recording Secretary