



Mailing Address

P.O. Box 277
Dauphin, PA 17018

Office Address

10 Elizabeth Avenue
Dauphin PA, 17018

Phone: 717-921-8128

Fax 717-474-8146

Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
June 13, 2016**

The June 13, 2016 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, Jeff Smith, Don Morse and Bill Kotkiewicz. Also present was Julie Seeds, Recording Secretary and Ed Fisher, Township Engineer.

Following the Pledge of Allegiance, Mr. Kotkiewicz moved to approve the meeting minutes for May 9, 2016, Seconded by Mr. Morse. The motion carried unanimously.

OLD BUSINESS:

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

Ms. Seeds reported the Middle Paxton Township & Dauphin Borough Joint Comprehensive Plan is at the printers, according to the consultants Environmental Planning and Design. Once the Township receives copies of the Plan, they will be distributed to the various Boards and Commissions.

Draft Zoning Ordinance Amendments – The Planning Commission reviewed the Zoning Ordinance Amendments that were drafted by the Township Solicitor with the recommendations discussed at the May 9, 2016 Planning Commission meeting. The amendments were revisited with the following recommendations:

- Each parking space to be a minimum of 9’ x 19’.
- One (1) parking space per 250 square feet of gross sales areas for stores under 10,000 square feet in area; and 1 parking space per 200 square feet of gross sales area plus 1 space per employee on the peak shift for retail stores over 10,000 square feet in area.
- Definition of Non-Residential Structure.
- Delete the definition of ‘Parking Space’ in the Ordinance of Definition.

Motion Mr. Deimler, to move the proposed zoning ordinance amendments onto the Board of Supervisors, Seconded by Mr. Morse. The Motion carried unanimously.

NEW BUSINESS:

Tony Trost with Third Mountain Surveying was in attendance to present a Preliminary/Final Subdivision Plan dated April 25, 2016, for Bradley D. Seltzer. Mr. Trost outlined the purpose of the subdivision plan is a reconfiguration of lots with no new additional building lots proposed.

The Commission recommended approval of the following waivers:

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

Mr. Morse moved to recommend the waiver request for the Preliminary Plan Requirement. The second waiver request for Stormwater exemption is not recommended but be deferred until an application is filed for a building permit. Seconded by Mr. Deimler, the Motion carried unanimously.

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

1. Compliance with Light-Heigel review comments dated June 13, 2016 (attached).
2. Compliance with Tri County Planning Commission review comments dated May 5, 2016, (attached).

Mr. Kotkiewicz, moved to recommend the plan, Seconded by Mr. Deimler, the Motion carried unanimously.

Theresa Reed with NAVTech, Inc. was in attendance to present a Preliminary/Final Subdivision Plan dated April 25, 2016, for Linda L. Brindle. Ms. Reed outlined the purpose of the subdivision plan is to subdivide the remaining lands of Linda L. Brindle into three new lots.

Due to the sizeable number of review comments from the Township Engineer, Ed Fisher and Dauphin County Planning Commission it was decided to table the Plan. ***Motion Mr. Kotkiewicz, seconded by Mr. Stone, the Motion carried unanimously.***

A Sketch Plan for the Trustees of the Harlacher Family Real Estate was next discussed. The Plan was represented by Joe Burget, with Burget and Associates. The plan would create one additional building lot. There were cartway width concerns of the existing bridge, with the requirements of SALDO of 18' wide cartway for 4-10 lots. There were also concerns and some confusion of easements and access from Stony Creek Road to the existing bridge and the number of users using the private lane/driveway. The Commission suggested an actual survey of the area and easements along Stony Creek Road showing existing and proposed conditions and also recommended the sketch be discussed with the Board of Supervisors for their review and comment.

Board Member Comments

Ms. Rodda reported she received an email from Tri County Planning Commission with the passage of Act 16 of 2016 legalizing medical marijuana in PA., Tri County Planning Commission released a model ordinance for all PA municipalities considering the medical marijuana issue.

There being no further business the meeting was adjourned at 8:35 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Kotkiewicz. The Motion carried unanimously.

Respectively Submitted,

Julie A. Seeds
Recording Secretary