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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
September 12, 2016**

The September 12, 2016 meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. in the Township meeting room by Chairperson Liz Rodda. The following were present; Gary Deimler, Jeff Smith, and Bill Kotkiewicz, Don Morse, and Ralph Stone. Also present were Julie Seeds, Recording Secretary, and Ed Fisher, Township Engineer.

Following the Pledge of Allegiance, Mr. Deimler moved to approve the meeting minutes for August 08, 2016; Seconded by Mr. Kotkiewicz. The motion passed, with one abstention, Don Morse, who was not present at the August meeting.

OLD BUSINESS

- **GBT Realty/Dauphin DDP LLC (Dollar General)** – Mike Swank with Steckbeck Engineering & Surveying Inc., was in attendance to present a Preliminary/Final Lot Addition and Land Development Plan dated 07/15/2016, for GBT Realty Corporation for Dollar General Retail Store. The Plan proposes to join (2) separate parcels into one parcel, 1.63 acres, and construct a 9,100 square foot retail building in the Commercial-Office District.

Ed Fisher, Township Engineer, reviewed his comments of the plan that consisted of seven (7) pages (attached). A few items Mr. Fisher highlighted:

- ☛ All outdoor lighting shall be arranged and shielded so that no unreasonable glare etc. is cast upon any adjoining residential uses in any district, [MPT Zoning Ordinance - Section 1300.G].
- ☛ Site Distance – A clear sight triangle and safe stopping distance information is to be provided on the plans for the eastern most access drive. [SALDO Section 502.M.3h & i]
- ☛ Stormwater Comments – Mr. Fisher noted there were numerous storm water comments that had to be addressed.

Casey Baxendale, Planner with Tri County Regional Planning, next reviewed her comments for the Plan. A few items highlighted by Ms. Baxendale included:

- ☛ Lot Coverage for both lots needs noted on the plan
- ☛ Buffer area – This was addressed with the new Zoning Amendments
- ☛ Traffic Impact Study – Even though not required, traffic volumes and deliveries should be addressed to Township satisfaction. Mr. Swank replied the store expects only one (1) large delivery a week by a tractor-trailer; all other deliveries are smaller trucks. Mr. Swank added the delivery is typically early in the morning before the store opens.

Julie Seeds, Zoning Officer, discussed the signage indicated on the plan does not meet the Zoning Ordinance of 25 square feet. Mr. Swank reported the signage will meet the Zoning Ordinance requirements and that note will be revised.

Chairman Rodda asked if any other comments were received from various agencies/organizations. Mr. Swank stated he received comments from Dauphin County Conservation District and were addressing their comments. Ms. Seeds stated she had conversations with the Township's Emergency Management Coordinator, Rusty Rusbatch, and Mr. Rusbatch indicated there should be no issues with fire apparatus. Ms. Seeds also reported she contacted Central Dauphin School District and spoke to their Safety Coordinator in regards to the traffic issue due to parents/guardians picking up children. The Safety Coordinator suggested the Township erect 'No Parking' signs along Elizabeth Avenue, to help with the congestion of traffic in this area.

Mr. Swank discussed with the Commission the requirement for street trees; the client will probably chose a slower growing tree and carefully look at placement due to the potential of blocking the clear site triangle as cars egress and ingress the parking lot. In addition, Mr. Swank offered to try to have a rendering of the site at the next Planning Commission meeting.

Next discussed was the widening of Elizabeth Avenue at the intersection S.R. 225, Peter's Mountain Road Mr. Swank explained his client will need a Highway Occupancy Permit (HOP) from PennDOT and since Elizabeth Avenue is a Township Road, the Township will be required to be a co-permittee on the permit. Mr. Swank reported he will be attending the next Board of Supervisors meeting to discuss the HOP process and requirements.

The Stormwater comments were reviewed. A few Planning Commission members felt the storm water ponds should have a fence around them due to the proximity of Middle Paxton Elementary School. Mr. Swank brought to the Commission's attention the stormwater ponds at the Township's Municipal facility are not fenced and they do not normally fence the ponds as they are to drain within 72 hours, are shallow and are not designed to hold water. Ed Fisher, Township Engineer, concurred.

Township Resident Jim Fisher reported he had several conversations with other residents that complained about the stacking of vehicles on Elizabeth Avenue sometimes blocking the intersection of S.R. 225, Peter's Mountain Road. Mr. Fisher highly recommended Dollar General Representatives meet with Central Dauphin School District to discuss this issue.

Commission members Stone and Deimler commented the proposed facility is not a destination and felt there would not be an impact on traffic and Central Dauphin School District should address their issue with the stacking of vehicles along Elizabeth Avenue.

Due to the numerous Stormwater comments, Mr. Deimler Motioned to table the Preliminary/Final Lot Addition and Land Development Plan for GBT Realty Corporation for Dollar General Retail Store; Second by Mr. Stone. The Motion carried unanimously.

Commission member Morse would like to see a traffic impact study; Ms. Baxendale with Tri County Planning Commission concurred.

NEW BUSINESS

No New Business

Board Member Comments

Secretary Seeds reviewed the status of several projects the Township is working on at this time.

There being no further business the meeting was adjourned at 8:08 PM. Mr. Morse moved to adjourn the meeting, Seconded by Mr. Kotkiewicz. The Motion carried unanimously.

Julie Seeds, Recording Secretary

Date Approved