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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
May 9, 2022**

The May 9, 2022 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: Ralph Stone, Jeffrey Smith, Bill Kotkiewicz, Chip Brown and Gary Deimler. Don Morse was not in attendance.

Also present were Julie Seeds Recording Secretary, Ed Fisher Representative with Light-Heigel & Associates and Kyle Snyder with Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag recording Secretary, Ms. Julie Seeds reported the March 14, 2022 minutes were not available for review and anticipate they will be available by the June meeting.

OLD BUSINESS:

There was no Old Business

NEW BUSINESS:

The Final Subdivision Plan for Fishing Creek Estates Residual Lot dated April 13, 2022 was presented by Chad Zimmerman with Dawood Engineering. Mr. Zimmerman summarized the purpose of the plan is to subdivide the Lot labeled “Reserved for Future Development” on the previously approved final Subdivision Plan Phase 1 Fishing Creek Estates.

Comments were reviewed by Ed Fisher with Light-Heigel & Associates, Kyle Snyder with Dauphin County Planning Commission and Julie Seeds handed out comments from Jeffrey Gardner, the Township’s Zoning Officer with Barry Isett, LLC. *(See Comment letters attached).*

Ed Fisher discussed the Township’s Flood Plain Ordinance, Section 5.01.C.1 and inquired about adequate buildable area. Chip Brown asked to clarify where the buildable area was located on the plan.

A discussion ensued about floodplain provisions along with the proposed Lot 75B as noted on the plan. Lot 75B as shown is to separate the existing Development sign off proposed Lot 76. Ed Fisher stated the lot size in this zoning district is two (2) acres and Lot 75B is only listed as 0.0880 acres and would require a variance or possibly an easement.

Kyle Snyder with Dauphin County Planning Commission stated the plan is not consistent with the Dauphin County Comprehensive Plan due to the proposed subdivision within the floodway/floodplain.

It was decided to table the plan until issues as noted in the comment letters were reviewed by the applicant.

Mr. Chip Brown moved to table the plan, Seconded by Mr. Ralph Stone. The motion carried unanimously.

The Final Minor Subdivision Plan over lands of WRTR Properties, LLC (Red Hill Road Site) listed on the agenda was withdrawn by the applicant prior to the meeting. The agenda item was acknowledged as withdrawn.

Paula Zankel, 321 Clarks Valley Road, asked how to find out what and where the subdivision plans listed on agendas are located and what they entail. Ms. Seeds directed Mrs. Zankel to contact the Township Office to make an appointment to look at the proposed plans and to check the Township website for upcoming meetings and agendas.

Bill 'Kutt' Kotkiewicz announced his resignation from the Planning Commission. He thanked the members for allowing him to be a part of an important community organization. Bill offered to stay active on the Commission until a replacement is appointed if his schedule allows. Bill was thanked for volunteering his services and time. He will be sorely missed by all members.

Jeff Smith asked if the sketch plan for the McNaughton Homes is available. Ms. Seeds will check with McNaughton Homes.

There being no further business the meeting was adjourned at 7:35 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Kotkiewicz. The motion carried unanimously.

Respectively Submitted,

Julie A. Seeds
Recording Secretary