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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
February 10, 2020**

The February 10, 2020 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, Don Morse and Gary Deimler. Also present were Julie Seeds, Recording Secretary, Ed Fisher, Township Representative with Light-Heigel & Associates and Alexa Korber with Dauphin County Regional Planning Commission.

Following the Pledge of Allegiance to the Flag, Mr. Don Morse moved to approve the meeting minutes for January 13, 2020, Seconded by Mr. Ralph Stone. The motion carried unanimously.

Ms. Seeds introduced Alexa Korber the new representative for Dauphin County Regional Planning Commission. The Commission members welcomed Ms. Korber to the meeting.

OLD BUSINESS:

**Preliminary/Final Land Development Plan for
Zion Evangelical Congregational Church – Plan Dated 1/06/2020**

No one was in attendance to represent the Plan. Ed Fisher with Light-Heigel & Associates stated there are still several clean up items from the comment letter that have not yet been completed.

Mr. Gary Deimler moved to table the plan along with requesting a 90 day extension from Burch & Associates inasmuch there was no representation of the plan, Seconded by Mr. Bill Kotkiewicz. The vote was unanimous.

NEW BUSINESS:

**Preliminary/Final Subdivision Plan for
2201 Fishing Creek Valley Road**

Rob Shaffer with Act One & Associates was in attendance to represent the plan dated January 21, 2020. Mr. Shaffer reviewed the purpose of the plan is to subdivide off the existing building that was once used as a restaurant/banquet hall building on the south side of Fishing Creek Valley Road, and the

associated parking lot that is located on the north side of Fishing Creek Valley Road. Mr. Shaffer stated that no improvements, construction, or earth disturbances are proposed on this plan.

In addition, Mr. Shaffer explained that the proposed plan follows a previous recorded plan in 2001, but it was recently discovered there was a plan approved and recorded in 2006 that combined all the tracts as one tract as owned by King Drive Corporation. The Planning Commission inquired how the tax parcel map did not match the recorded 2006 plan. Ms. Seeds stated it appears the deeds were not recorded by the owner/ developer. The proposed buyers of the property, Mr. Randy and Angelique Grassmyer were in attendance and stated they are working with the property owner/developer in recording the deeds. In addition the Grassmyers stated it will be a catering business with an occasional wedding, possibly one per month.

Ed Fisher with Light Heigel & Associates reviewed the comments (attached) that includes an off-street loading zone that needs to be shown on the plan. The Grassmyers and Rob Shaffer with Act One pointed out on the subdivision plan where the existing loading zone is located.

Mr. Fisher also noted the parking lot on the western side of Lakewood Drive encroaches onto the adjoining property. It was recommended to either obtain an easement form the property owner or remove the pavement. The Planning Commission recommended reaching out to the adjoining property owners informing them of the discovery and work with the owners as to an agreeable solution.

Ms. Alexa Korber reviewed the comments from Dauphin County Regional Planning Commission (attached) with adding the safety concern of guests crossing Fishing Creek Valley Road (S.R. 433) and recommended working with PennDOT with a crosswalk or possibly flashing lights. The Grassmyers answered they have been in contact with PennDOT and will work on a solution to ensure the safety of those crossing Fishing Creek Valley Road.

Motion Mr. Chip Brown moved to recommend the (7) waivers as listed below, Seconded by Mr. Don Morse. The vote was unanimous.

The Commission recommended approval of the following waivers:

1. SALDO Section 304 – Preliminary Plan Requirements.
2. SALDO Section 305.O - Percent slope of all lots.
3. SALDO Section 307 – Sheet Size & Scale – 18” x 24”.
4. SALDO Section 307.H - Street Layout at Scale 1” = 800’.
5. SALDO Section 307.U - Proposed contours at intervals of five feet (5) or at two (2) feet.
6. SALDO Section 308.D – Steep Slope Report
7. SALDO Section 402.B – Waiver of placing monuments at all intersections of street right of way lines, change in alignment of streets, and at intersections of lines forming angles in the boundaries of the subdivision.

Motion Mr. Chip Brown moved to recommend the plan for approval, Seconded by Mr. Don Morse. The vote was unanimous.

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

1. Compliance with Light-Heigel review comments dated February 6, 2020 (attached).
2. Compliance with Dauphin County review comments dated January 27, 2020 (attached).

Board Member Comments

Mr. Jeffrey Smith gave a brief summary of the Zoning Ordinance Update Committee. The Committee met on January 23, 2020 and reviewed the remaining Articles except for Article 18. A tentative date of February 20, 2020 was set as the next committee meeting.

Mr. Jeffrey Smith and Ms. Seeds reported on the first Public meeting for the Detweiler Park, a Dauphin County Park, was held on Monday February 3, 2020 and was very well attended. Most attendees expressed their desire to keep the Park in its natural state with additional trails for walking/hiking and separate trails for bicycles. There are three more Public meetings scheduled for the Park in 2020.

Having no additional comments, motion was made by Mr. Gary Deimler to adjourn the meeting, Seconded by Mr. Bill Kotkiewicz. The motion carried unanimously.

The Meeting adjourned at 7:38 P.M.

Respectively Submitted,

Julie A. Seeds
Recording Secretary