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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP  
Planning Commission  
Reorganizational Meeting Minutes  
February 11, 2019**

The February 11, 2019 Reorganizational Meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. in the Township meeting room by Manager and Recording Secretary, Julie Ann Seeds. The following members were present; Liz Rodda, Gary Deimler, Jeff Smith, Chip Brown, Don Morse, and Ralph Stone; Bill Kotkiewicz was absent. Also present was Ed Fisher, Light-Heigel & Associates, Inc.

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. Chip Brown. The nominations were closed and Ms. Rodda was elected by unanimous vote and assumed the Chair.

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

Ms. Rodda asked if all members were in general concurrency with the 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 at this time; The December 10, 2018 meeting minutes were reviewed and a few corrections were brought to attention by Mr. Don Morse. Mr. Morse moved to approve the meeting minutes with the changes as discussed, Seconded by Mr. Gary Deimler, the motion carried unanimously.

Mr. Brown requested that the order of the agenda be revised to hear the New Business before the Old Business, No objections were heard from the Commission or the Public.

**NEW BUSINESS:**

**Final Minor Subdivision Plan for Margaret A. Callahan & Louis F. Kuskin**

Scott Akens was in attendance to present the above plan dated 01/10/2019, from Akens Engineering. The plan proposes to convey a portion of Lot #1 to the adjacent property existing Lot #3 via a lot addition, to be merged into the existing parcel owned by Margaret A. Callahan and Louis F. Kuskin.

The Commission recommended approval of the following waivers:

1. SALDO Section 304 – Preliminary Plan Requirements.
2. SALDO Section 307 – Sheet Size – 18” x 24”

Motion Mr. Brown to recommend the (2) waivers, Seconded by Mr. Morse. The vote was unanimous

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

1. Compliance with Light-Heigel review comments dated February 08, 2019 (attached).
2. Compliance with Dauphin County review comments dated January 29, 2019 (attached).

Motion Mr. Brown, Seconded Mr. Deimler. The vote was unanimous.

### **Preliminary/Final Subdivision Plan for Frank Jackson, III**

John Melham was in attendance to present the above plan dated 11/29/2018, from Melham Associates, P.C. The plan proposes to combine existing Lot #1 and existing Lot #2 into one single lot.

The Commission recommended approval of the following waivers:

1. SALDO Section 304 – Preliminary Plan Requirements.
2. SALDO Section 307 – Sheet Size – 18” x 24”

Motion Mr. Morse to recommend the (2) waivers, Seconded by Mr. Smith. The vote was unanimous

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

1. Compliance with Light-Heigel review comments dated February 07, 2019 (attached).
2. Compliance with Dauphin County review comments dated January 29, 2019 (attached).

Motion Mr. Brown, Seconded Mr. Stone. The vote was unanimous.

### **OLD BUSINESS**

#### **Preliminary Land Development Plan – Chestnut Hill**

Elliot Shibley with Integrated Development Partners was in attendance again to present a Preliminary Land Development Plan for Chestnut Hill. The Plan was tabled at the December 10, 2018, Planning Commission meeting. The purpose of the plan is to subdivide a 68 acre tract of land into 39 lots. The 68 acre tract of land is located along Speece Lane in Middle Paxton Township.

Mr. Shibley pointed out changes to this plan from the previous plan that was presented. Changes included rolled curbing and 22’ wide cartway which are a modification from the Subdivision and Land Development Ordinance (SALDO) of Middle Paxton Township and the widening of Speece Lane along the parcel of land proposed to be subdivided. Mr. Fisher asked if the owners would consider widening the lane to McKelvey Road; Mr. Shibley stated he would discuss that request with the property owners.

In addition, Mr. Shibley stated the plan addresses street lighting at various locations and each driveway entrance would be required to have a street light; the street lighting will be the responsibility of the HOA, (Homeowners Association) along with the detention basins.

Ed Fisher with Light-Heigel & Associates reviewed the several pages of comments dated, 02/08/2019, and noted those that were satisfied and pending and reported there are still a few reports that are required that have not yet been submitted.

After discussions about the plans and questions were asked by the Commission the following waivers/modifications were recommended for approval:

The Commission recommended approval of the following waivers/modifications:

1. SALDO Section 502.F to use 2 foot of rolled curb on each side of the 22' wide cartway in lieu of 30' wide cartway with vertical curbs, with a 3" base course of paving be installed to a compacted depth of of 3" in lieu of 2".
2. SALDO Section 502.I.2.b to use rolled curb in lieu of vertical curbs with the proposed streets with a base course of paving be installed to a compacted depth of 3" in lieu of 2".  
Motion Mr. Morse to recommend the (2) waivers, Seconded by Mr. Deimler.  
The vote was unanimous.

Due to additional reports not submitted and the amount of comments yet to be addressed the plan itself was tabled contingent upon a Time Extension be granted.

Motion Mr. Deimler table the plan with a time extension granted by Integrated Development Partners, Seconded by Mr. Morse. The vote was unanimous.

### **Comments**

Ms. Seeds reported on the Zoning Ordinance Update of Middle Paxton Township. The Committee reviewed the draft Zoning Ordinance through Article 13 and planning on a meeting to review the remaining Articles and the Ordinance of Definition, with a tentative plan to have the entire draft reviewed and back to the Planning Commission for their March meeting.

Ms. Seeds reported a fact finding only meeting was held at DCED, Department of Community and Economical Development by the request of Dauphin Borough to discuss details of the process of how municipalities merge. A representative from Dauphin Borough, the Manager and two Supervisors from Middle Paxton Township also attended the fact finding meeting. No further meetings are scheduled at this time.

There being no further business the meeting was adjourned at 8:20 p.m. Mr. Morse moved to adjourn the meeting, Seconded by Mr. Deimler, the motion carried unanimously.

Respectively Submitted,

Julie A. Seeds  
Recording Secretary