

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
July 11, 2022

The July 11, 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, Gary Deimler, and Don Morse.

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, the June 13, 2022 meeting minutes were reviewed. Motion to approve the June 13, 2022 minutes by Bill Kotkiewicz with corrections as discussed, Seconded by Ralph Stone. Motion carried unanimously.

OLD BUSINESS:

Jeffrey Smith gave a brief update on the Zoning Ordinance Update Committee. The Committee is scheduled to meet on July 25, 2022, with the intent of finishing the draft Zoning Ordinance review with the goal to present to the Planning Commission at the September 2022 meeting.

The Final Subdivision Plan for Fishing Creek Estates Residual Lot was again presented by Chad Zimmerman with Dawood Engineering. Mr. Zimmerman reviewed the response letter addressing the comments from Light-Heigel & Associates, Inc.

Ed Fisher with Light-Heigel & Associates, Inc., reviewed the comment letter dated 7/11/2022. Discussions on driveway location along with the language on the plan states it is to be a building Lot, in addition to several items are still not addressed. Mr. Fisher offered an option of filing a non-building waiver and explained that if the plan is again tabled a time extension is required.

Chip Brown motioned to table the plan until the items listed on the July 11, 2022, Light-Heigel & Associates, Inc., comment Letter are addressed, Seconded by Don Morse. Before a vote was taken, Chad Zimmerman with Dawood Engineering requested the Plan be denied, not tabled.

Chip Brown rescinded his motion to table. Bill Kotkiewicz motioned to recommend the plan be denied per the request of the applicant's engineer, Seconded by Gary Deimler. Motion carried unanimously.

NEW BUSINESS

Elliot Shibley with Chestnut Hill Holdings, LLC was in attendance to present the Chestnut Hill Phase II Final Subdivision Plan. Mr. Shibley reviewed the purpose of the plan is to create sixteen (16) additional lots and (1) additional detention basin for Phase II of Chestnut Hill.

Ed Fisher with Light-Heigel & Associates, Inc reviewed the comment letter dated June 13, 2022. Ed Fisher stated that most the of the items listed on the comment letter are all administrative items.

Kyle Snyder reviewed the comment letter dated June 15, 2022, from Dauphin County Planning Commission and concurred that most of the comments are administrative items. Kyle asked if a traffic study was completed; Ed answered in the affirmative during Phase I of the Chestnut Hill Plan.

Resident Paula Zankel commented that the area is a low-lying area along Clarks Creek water shed and has concerns with Clarks Creek. She reported that six (6) homes appear to be constructed with most lots are sold in Phase I. She questioned the quality and rate of stormwater runoff into Clarks Creek.

Ed Fisher commented that it is not a low-lying area where Phase II homes are proposed, and the homes are not close to Clarks Creek. Ed also emphasized the NPDES Permit was approved by DEP (Department of Environment Protection) which regulates stormwater runoff.

Don Morse asked about the remaining comments outstanding in Light-Heigel's comment letter. Ed Fisher answered the remaining comments are all administrative items apart from the sewage module being the only remaining contingent item that is waiting plan approval.

Don Morse motioned to recommend approval the Chestnut Hill Subdivision Plan contingent upon all comments are addressed in Light-Heigel & Associates, Inc., comment letter dated June 13, 2022 and all comments in the letter from Kyle Snyder with Dauphin County Planning Commission dated June 15, 2022. Seconded by Bill Kotkiewicz. Motion carried unanimously.

Rob Shaver with Act One was in attendance to present the Final Subdivision Plan 2201 Fishing Creek Valley Road. Rob reviewed the purpose of the plan is a Lot Add-on Plan. No new lots are being created by this plan.

Ed Fisher with Light & Associates, Inc., went over the comment letter dated July 11, 2022 and reviewed the seven (7) waiver requests and added Light-Heigel & Associates has no objections to the seven (7) waivers. Ed Fisher recommended removal of the subdivision plan note that 356 parking spaces are provided for Lot #1. Ed reported the parking is not shown and cannot be verified, and that no development is proposed with this plan.

Kyle Snyder with Dauphin County Planning Commission reviewed the comment letter dated June 21, 2022 and stated most comments coincided with Light-Heigel's comments.

Motion by Chip Brown to recommend approval of the below referenced seven (7) Waivers, Seconded Jeff Smith. Motion carried unanimously.

1. Section 304 – Preliminary Plat Submission.
2. Section 305.O – Percent slope of all lots.
3. Section 307 – Sheet Size
4. Section 307.H – Street Layout at scale of 1"=800'
5. Section 307.U – Proposed Contours.
6. 308.D – Steep Slope Report.
7. Section 402.B – Waiver of Placing Monuments.

Motion Bill Kotkiewicz to recommend approval of the plan itself, with eliminating the parking note on the plan per Light-Heigel & Associates, Inc., comment letter dated July 11, 2022; Note #3, and Dauphin County Comment letter dated June 21, 2022. Seconded by Gary Deimler. The Motion carried unanimously.

The 311 Speece Subdivision Plan was represented by Lauren Kelley with R.J. Fisher. The purpose of the plan is to subdivide 43-017-041 into three (3) separately deeded lots. No other improvements are proposed at this time.

Ed Fisher with Light-Heigel & Associates reviewed the comment letter dated July 11, 2022. Mr. Fisher recommended tabling due to outstanding items that need addressed.

Kyle Snyder with Dauphin County Planning Commission reviewed the comment letter dated July 11, 2022, which included delineating the floodplain areas along with additional comments.

Gary Deimler motioned to table the plan to address the many outstanding items as described on the comment letter from Light-Heigel & Associates, Inc., dated July 11, 2022 and Dauphin County Planning Commission comment letter dated July 11, 2022. Seconded Don Morse. The Motion carried unanimously.

There being no further business the meeting was adjourned at 8:12 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Don Morse. Motion carried unanimously.

Respectively Submitted,

Julie A. Seeds
Recording Secretary