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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP  
Planning Commission  
Meeting Minutes  
June 13, 2022**

The June 13 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, 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, the May 9, 2022 meeting minutes were reviewed. Motion to approve by Gary Deimler, Seconded by Ralph Stone. Motion carried unanimously.

**OLD BUSINESS:**

Julie Seeds and Jeffrey Smith gave a brief update on the Zoning Ordinance Update Committee. The Committee is scheduled to meet on June 27, 2022, to commence a final comprehensive review of the draft Ordinance. The goal is to present to the Planning Commission at their August or September 2022 meeting.

**NEW BUSINESS:**

Lauren McDaniel along with Joel McNaughton, Esq., with The McNaughton Company, (Applicant) were present to discuss the application of the proposed Zoning Amendment to the Zoning Ordinance of Middle Paxton Township.

The Applicant is proposing to change the minimum required front yard setback for single family attached (townhome) dwelling units with an integral garage from forty (40) feet in the R-2 (Medium Density Residential Zoning District) and from thirty (3) feet from private streets and from fifty (50) feet from public streets in the R-3 (High Density Residential Zoning District) to twenty-five (25) feet. All other uses in the aforementioned districts shall retain the front yard setback requirements provided for in the ordinance.

Kyle Snyder with Dauphin County Planning Commission reviewed the County's comment letter recommending revisions be made to the proposed text amendment and added the County did not find any fault with the subject of the proposed text amendment but felt it had technical deficiencies. Ed Fisher with Light-Heigel & Associates concurred with the County's comment letter and added the reduced front setback reduces the impervious coverage.

Jeff Smith reported that he drove around areas where townhomes are located and offered they were all consistent with the proposed text amendment with having shorter front yards.

The Planning Commission also reviewed the comment letter from Jeffrey Gardner, Zoning Officer with Middle Paxton Township. The comment letter stated the zoning officer had 'no objections to the proposed text amendment as presented, limiting the lot requirements to the front setback only in the R-2 and R-3 Districts for single family attached housing units'.

Ms. Seeds spoke about a nearby subdivision in Middle Paxton Township that residents converted their carports and garages into a living space reducing the number of parking spaces and then vehicles, boats etc., end up parked along the street. Ms. McDaniel explained there would be restrictions and covenants to prevent that from occurring.

Motion by Gary Deimler to recommend the proposed Text Amendment with revisions per the June 6, 2022 review letter by Kyle Snyder with Dauphin County Planning Commission. Seconded by Ralph Stone. Motion carried unanimously.

There being no further business the meeting was adjourned at 7:32 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Kotkiewicz. Motion carried unanimously.

Respectively Submitted,

Julie A. Seeds  
Recording Secretary