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Middle Paxton Township

MIDDLE PAXTON TOWNSHIP

Planning Commission

Meeting Minutes

May 11, 2020

The May 11, 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, and Gary Deimler. Also present were Julie Seeds, Recording Secretary, and Ed Fisher, Township Representative with Light-Heigel & Associates.

Following the Pledge of Allegiance to the Flag, Mr. Gary Deimler moved to approve the meeting minutes for March 9, 2020, Seconded by Mr. Ralph Stone. The motion carried unanimously.

OLD BUSINESS:

Preliminary/Final Land Development Plan for Zion Evangelical Congregational Church – Plan Dated 5/20/2019, Last REVISED 3/23/2020.

No one was in attendance to represent the Plan. Ed Fisher with Light-Heigel & Associates stated the majority of the items as listed on the Light-Heigel & Associates, Inc comment letter dated 5/8/2020 were satisfied except the the Buffer and Screening requirements.

Mr. Fisher reviewed the requested Waivers:

- Waiver of the Preliminary Plan and data Section 304.
 - **Recommended by Light-Heigel & Associates** if comply with all zoning requirements (sewage planning revision, parking lot screening and minimum parking lot size) is provided.
- Waiver of Traffic Impact Study Section 308.E. **Recommended by Light-Heigel & Associates** upon the following:
 - The Church cooperates with the developer of Chestnut Hill for the widening of Speece Lane.
 - The widening of Speece Lane occurs before the church driveway is extended to Speece Lane or a cooperation agreement between Church and developer be provided to the Township.
 - In the event that Speece lane is not widened by Chestnut Hill developer prior to the commencement of the Church improvements, the Church agrees to widen from new entrance drive to McKelvey Road and contribute to the intersection improvements in an amount determined by the Township.

Motion Mr. Chip Brown to recommend the (2) waivers as per Light-Heigel's recommendations outlined in the comment letter, Seconded by Mr. Bill Kotkiewicz. The vote was unanimous.

The Commission recommended approval of the following waivers:

- SALDO Section 304 – Preliminary Plan Requirements.
- SALDO Section 308 - Traffic Impact Study.

Motion Mr. Gary Deimler to recommend the plan for approval, Seconded by Mr. Ralph Stone. The vote was unanimous.

The plan itself was recommended for approval contingent upon the following including the buffer/screening complies with the Middle Paxton Township Zoning Ordinance per the Zoning Officer recommendations:

- Compliance with Light-Heigel review comments dated May 8, 2020 (attached)
- Compliance with Dauphin County review comments dated June 26, 2019 (attached).

NEW BUSINESS:

Final Minor Subdivision & Lot Addition Plan over lands of Flemish Downs. LLC.

Joe Burget with Burget & Associates was in attendance to represent the plan dated March 23, 2020. Mr. Burget reviewed the purpose of the plan is to subdivide a 400 acre tract (Lot 2B) to create a lot addition to adjoining lands (Lot 1 of this plan) to be consolidated together.

Mr. Burget reviewed the comments from Light-Heigel & Associates and Dauphin County Planning Commission.

Mr. Burget addressed a comment, Note #3, from Dauphin County Regional Planning Commission; reconfigured Lot 2 appears to be 'land locked' with no access to Clarks Valley Road. Mr. Burget stated he spoke to his client and it was decided to adjoin Lot 2 to Tax Parcel 43-012-002 and Tax Parcel 43-012-005. Combining the (3) lots will provide access to Clarks Valley Road.

Mr. Burget reviewed the (5) Waivers for the plan and added no improvements are being proposed. Mr. Burget provided a formal request of relief of the waivers. Ed Fisher, Light-Heigel & Associates stated in their review they have no objections to the waiver requests.

Motion, Mr. Chip Brown to recommend the (5) waivers as listed below, Seconded by Mr. Gary Deimler. The vote was unanimous.

The Commission recommended approval of the following waivers:

- SALDO Section 304 – Preliminary Plan Requirements.
- SALDO Section 305.O - Percent slope of all lots.
- SALDO Section 307 – Sheet Size & Scale – 18" x 24".
- SALDO Section 307.U - Proposed contours at intervals of five feet (5) or at two (2) feet.
- SALDO Section 308.D – Steep Slope Report

Motion, Mr. Gary Deimler moved to recommend the plan for approval contingent upon all comments are addressed per the comment letters from Light-Heigel & Associates, LLC and Dauphin County Planning Commission, Seconded by Mr. Ralph Stone. The vote was unanimous.

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

- Compliance with Light-Heigel review comments dated May 8, 2020 (attached).
- Compliance with Dauphin County review comments dated March 25, 2020 (attached).

Final Subdivision Plan for Jeffrey C. Smith Clarks Valley Road

Jeffrey C. Smith was in attendance to represent the plan. As a member of the Planning Commission of Middle Paxton Township, Mr. Jeffrey Smith presented the Recording Secretary a Conflict of Interest Abstention Memorandum. Due to having a conflict of interest Mr. Jeffrey Smith cannot vote on the plan. Mr. Smith moved to face the Planning Commission to present the plan.

Mr. Smith gave a brief history of the 32 acre property and the existing barn that dates back to the early 1900's, and then reviewed the purpose of the plan. The purpose is to divide the existing farmhouse with two acres (Lot 2) off of the 32 acre tract (Lot 1), add-on lot (Lot 3) to Parcel #43-011-038 due to existing garage was found to be constructed over the property line.

Ed Fisher with Light-Heigel & Associates, Inc, highlighted several comments and stated due to the drainage area and amount of area to be disturbed and Clarks Creek which is considered a High Quality creek an NPDES permit is required and was applied for and could take some time to obtain.

Chip Brown moved to table the plan due to the extensive amount of Stormwater, Zoning and Subdivision and Land Development comments, Seconded by Bill Kotkiewicz. The vote was unanimous.

Review Meeting for all Plans

Ed Fisher offered a suggestion to the Planning Commission for proposed plans that are more detailed or 'complicated' to dedicate the first meeting with the Planning Commission and Developer to review all the details but no action will be taken. Mr. Fisher stated other municipalities he assists with have this language in their Subdivision and Land Development Ordinance. Mr. Chip Brown gave input and felt it may end up delaying the plan a month and that the Planning Commission has recourse by tabling the plan.

It was mentioned by a few Planning Commission members that there doesn't seem to be enough time for developers/engineers to review Light-Heigel's comments and prepare for the meeting. Ms. Seeds reminded that the plans before the Planning Commission that are submitted by the developer/ engineer are the plans that are to be acted on, not revised plans from comment letters.

It was decided at this time an additional review meeting or changing the current process of reviewing plans is not necessary. Mr. Fisher stated that this process is more for the Board of Supervisors to consider if a more detailed or complicated plan is submitted for review to generate a good thorough discussion.

Board Member Comments

Note: A Planning Commission meeting was not held in April due to COVID19. A 30-day extension was granted, if needed, by Flemish Downs (Burget & Associates) and by Jeffrey Smith (Melham Associates). In addition, the Governor of Pennsylvania signed S.B. 841 which included the Tolling of statutory time limits for review, approval or decision of plans.

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 8:04 P.M.

Respectively Submitted,
SIGNATURE ON FILE
Julie A. Seeds
Recording Secretary