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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
May 09, 2016**

The May 09, 2016 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, Bill Kotkiewicz, and Don Morse. Also present was Julie Seeds, Recording Secretary.

Following the Pledge of Allegiance, Mr. Stone moved to approve the meeting minutes for February 08, 2016, Seconded by Mr. Kotkiewicz. The motion carried unanimously.

Chairman Rodda asked if there was any one in attendance that wanted to provide public comment. No Public comments were given.

OLD BUSINESS:

Joint Comprehensive Plan – Ms. Seeds reported the Joint Comprehensive Plan is completed and going through final grammatical edits and added the Joint Comprehensive Plan Committee is no longer meeting as the Plan is completed and will be off to print in the near future once the edits are completed. The Planning Commission members will receive a copy once they arrive from the printers at the Township Office.

NEW BUSINESS:

GBT Realty/Dauphin DDP LLC – Zoning Ordinance Text Amendment Request

Michael Swank, Steckbeck Engineering and Attorney Sean Delaney, Reed Smith LLP were present to represent GBT Realty/Dauphin DDP LLC (Developer) in reference to a proposed development at the intersection of Peter’s Mountain Road, S.R. Route 225 and Elizabeth Avenue (Township Road).

Mr. Delaney reported he and Mr. Swank attended the Board of Supervisors meeting on May 02, 2016 to discuss text amendments to the Zoning Ordinance of Middle Paxton Township. *(See attached correspondence dated 04/26/2016)*. The Supervisors by Motion voted to forward the text amendments to the Planning Commission for review and approval. Ms. Seeds concurred and added if the Planning Commission recommends the amendments; the amendments will be forwarded to the Township Solicitor to draft the Zoning Ordinance Amendments.

The requested text amendments were outlined with the correspondence as referenced above within the following sections of the Zoning Ordinance.

- Section 1700 – General Parking Regulations
- Section 903.E – Off Street Parking Regulations
- Section 1304 – General Buffer and Screening Regulations.

Chairman Rodda suggested they review each Section noted above along with Township Engineer, Ed Fisher's comments as outlined in his Memorandum dated May 09, 2016.

Section 1700.B. of the current Zoning Ordinance of Middle Paxton Township requires parking spaces to be eleven (11') feet wide and twenty (20') feet long. Mr. Delaney and Mr. Swank reported on several examples of parking requirements from several surrounding municipalities that ranged from 9' wide to 19' long. Mr. Delaney stated his client proposes that Section 1700 be amended to require that the minimum parking space per vehicle to be not less than ten (10') feet wide and nineteen (19') feet long.

The Planning Commission reviewed the Township Engineers Memorandum which recommended that each parking space (non-parallel) be a minimum of nine (9') feet wide and nineteen (19') feet long.

In addition, with respect to the number of required parking spaces, Section 1701.C.3 currently requires that retail stores provide one (1) space per 200 square feet of gross floor area, plus one (1) for each employee on the peak shift. Mr. Delaney reported this is not consistent with standard parking for retail uses and adds more impervious coverage. His client suggests the above Section be amended to reduce the required minimum parking for retail uses containing less than 10,000 square feet of gross floor area of one (1) space per 250 square feet of gross floor area, with no additional spaces required for employees. The Township Engineers Memorandum concurs with this amendment request.

Section 903.E. - Off-Street Parking Location – Mr. Delaney reported the current Zoning Ordinance requires all parking areas are to be located twenty-five (25') away from the building. Mr. Delaney suggested that section of the ordinance to be consistent with others in the area and should be amended to add 'when a fire lane is required'. The Township Engineers Memorandum concurs with this amendment request.

Section 1304.B.2.a (1) – General Buffer and Screening Regulations

The current Zoning Ordinance requires a buffer of not less than thirty (30') feet between a residential use or residential zoning district and a commercial use or commercial zoning district. Mr. Delaney reported this does not contemplate for a non-residential use in residential districts and suggests this section be amended to add 'A buffer yard of not less than fifteen (15') feet shall be required between a non-residential use in a residential zoning district and a commercial use or commercial zoning district. The Township Engineers Memorandum also concurs with this amendment request.

The Planning Commission reviewed and discussed the amendment requests as proposed by GBT Realty/Dauphin DPP, LLC, along with the Township Engineer, Ed Fisher's Memorandum dated 04/26/2016.

Motion by Mr. Kotkiewicz to recommend the zoning amendment requests as presented per the Township Engineers Memorandum dated May 09, 2016 with the following changes, vehicle parking space size to be a minimum of ten (10') feet wide and nineteen (19') feet long, one (1) parking space required per 250 square feet of gross floor area and a buffer yard of a minimum of fifteen (15') feet shall be required between a non-residential use in a residential zoning district and a commercial use or commercial zoning district. Seconded by Mr. Morse. The motion carried unanimously. Ms. Seeds will send the recommended amendments to the Township Solicitor per the request of the Board of Supervisors to draft the proposed amendments. Once in draft form the amendments will be reviewed once again by the Planning Commission.

Comments

1. Chairman Rodda expressed her concerns of trying to review the amendment requests as proposed with no representation from the Township Engineer. She expressed it is difficult when there are questions and no one present to answer them and the Planning Commission is expected to do what is expected of them. She asked that all future meetings there is representation from Light-Heigel if a plan or amendment request is before them.

2. Chairman Rodda requested Mr. Morse address and clarify his resignation as he stated when he left the February meeting. Mr. Morse reported that he decided not to resign after taking a few days to think about it and talking to Township staff.

There being no further business the meeting was adjourned at 8:08 p.m. Mr. Deimler moved to adjourn the meeting, Seconded by Mr. Kotkiewicz, the motion carried unanimously.

Respectively Submitted,

Julie A. Seeds
Recording Secretary