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Middle Paxton Township

MIDDLE PAXTON TOWNSHIP

**Planning Commission
Meeting Minutes
April 08, 2019**

The April 08, 2019 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, Jamie Dunkelberg, P.E., Township Representative, Light-Heigel & Associates and Casey Baxendale, Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag, Mr. Deimler moved to approve the meeting minutes for March 11, 2019, Seconded by Mr. Stone. The motion carried unanimously.

OLD BUSINESS:

Zoning Ordinance Update

Ms. Seeds reported on the Zoning Ordinance Update; the Township requested additional grant funding and waiting on a response from TCRPC (*Tri County Regional Planning Commission*) due to the additional time and work that is needed to complete the Zoning Ordinance Update. In addition, a committee meeting is being scheduled to continue work on the proposed Zoning Ordinance.

NEW BUSINESS:

Subdivision & Lot-Addition Plan over lands of Flemish Down, LLC. and Douglas W. & Katherine S. Wech

Ben Kirk with Burget & Associates, Inc., was in attendance to present the above plan dated 03/08/2019. The plan proposes to subdivide an 81.023 acre tract from Flemish Downs, LLC, to create a lot addition to adjoining lands of Douglas W. & Katherine Wech, to be consolidated together into one tract of land.

Mr. Kirk submitted an additional (2) waiver requests, dated April 8, 2019, along with the original (3) waiver requests as previously submitted. Jamie Dunkelberg and Casey Baxendale were both asked by Chairperson Liz Rodda if they had any issues with the additional (2) waiver request; both had no objections due to this is a lot add-on plan only and no development was proposed.

The Commission recommended approval of the following waivers:

1. SALDO Section 304 – Preliminary Plan Requirements.
2. SALDO Section 307 – Sheet Size – 18” x 24”
3. SALDO Section 308.D – Steep Slope Report
4. SALDO Section 305.O – Slope Percentages
5. SALDO Section 307.U – 2’ & 5’ Contours

Motion Mr. Deimler moved to recommend the (5) waivers, Seconded by Mr. Brown. The vote was unanimous.

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

1. Compliance with Light-Heigel review comments dated April 5, 2019 (attached).
2. Compliance with Dauphin County review comments dated April 8, 2019 (attached).

Motion Mr. Kotkiewicz motioned to recommend the plan for approval, Seconded Mr. Smith. The vote was unanimous.

A brief discussion was held in regards to waiver requests and the Commonwealth Courts ruling that Land Development waivers must meet undue hardship threshold. The consensus of the Planning Commission members is most waivers they recommend are more housekeeping, i.e. scale and sheet size. Ms. Seeds recommended amending the Township’s Subdivision and Land Development Ordinance that would eliminate the need to request a few of the waivers.

Having no additional comments, motion was made by Mr. Stone to adjourn the meeting, Seconded by Mr. Deimler. The motion carried unanimously.

The Meeting adjourned 7:25 P.M.

Respectively Submitted,

Julie Seeds, Recording Secretary