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*Middle Paxton Township*

MIDDLE PAXTON TOWNSHIP

**Planning Commission  
Meeting Minutes  
August 12, 2019**

The August 12, 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, Bill Kotkiewicz, Chip Brown, Don Morse, Jeff Smith 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, Gary Deimler moved to approve the meeting minutes for July 8, Seconded by Don Morse. The motion carried unanimously.

**OLD BUSINESS:**

**Final Subdivision and Land Development Plan for  
River View at Middle Paxton – LDI & Associates Dauphin LLC**

Eric Clancy with LDI Associates Dauphin, LLC (LDI) was in attendance to represent the plan dated June 24th, 2019. . Mr. Clancy stated the Plan was tabled at the July 8, 2019 Planning Commission meeting and the majority of the comments have been or in the process of being addressed. Mr. Clancy added the Traffic Count as requested will take place after school starts on August 26, 2019, and the survey of the trees with a caliper over 5”-6” per comment #1 under Zoning in the Light-Heigel comment letter has been completed. In addition LDI agreed to place a sign per the Planning Commission request at the Hagy Lane entrance/exit that reads either NO RIGHT TURN OR LEFT TURN ONLY, whichever is an approved verbiage for sign. Mr. Clancy stated they have a draft Intermunicipal Agreement by the Dauphin Borough Solicitor and their utilities engineering firm Glace Associates has a preliminary alignment for the sewage pump station and force main from the LDI property under S.R. 225, across property owned by LDI then across the other side of S.R. 225 and then down to the Dauphin Borough sewage treatment collection system.

Ed Fisher, representative with Light-Heigel & Associates, Inc., stated they are down to technical items and working through them on the plan such as buffers and showing the correct size for parking spaces; the plan states 9’ x 18’ and the Township Zoning Ordinance states 9’ x 19’ minimum. In addition the site was raised by two (2’) feet which will allow less cut and fill but not shown correctly on all sheets, this will need cleaned up. Mr. Fisher went through their comment letter dated August 12, 2019 and gave a technical review.

Mr. Stone questioned who takes ownership of the sewer pipe and collection system to the Borough. Mr. Clancy answered the sewer collection system from the buildings to the sewage treatment plant will be owned and maintained by Dauphin Borough (Sewer Authority) and the sewer authority will collect fees.

Mr. Morse questioned if an emergency occurs with the sewage collection system and 'Borough' cannot respond what measures are in place to ensure the Township is not on the 'hook' to respond. Mr. Clancy answered the Dauphin Borough Sewer Authority has a license to operate and are responsible to their rate base and the Intergovernmental Agreement of Cooperation should address that issue.

Mr. Kotkiewicz questioned how people on sewer charged, is it by volume? Mr. Clancy answered everyone pays the same rate.

Jeffrey Smith questioned about the widening detail at the intersection of Hagy Lane and Allegheny Street on sheets #16, and #17 and the ownership of the chain linked area shown as stormwater basin. Mr. Weihbrecht with Advantage Engineering Service, LLC answered the extent of widening is 15' from centerline of Hagy Lane, south towards the project site. In addition Mr. Weihbrecht added an easement agreement is needed for the existing chain linked area that used to be owned by PennDOT and now according to PennDOT maps, is owned by Middle Paxton Township that is now shown as additional Stormwater area for the Project. Mr. Smith also asked if anyone from LDI & Associates had any discussions with Buckeye Pipeline. Mr. Clancy answered in the affirmative and they were told it's not an active pipeline and at this time it's filled with hydrogen.

Don Morse noted there were residents in the audience and Chairperson Rodda offered to take comments from those in attendance.

- Mr. Ed McGeehan asked about reducing the speed to 25 mph; at this time it is 35 mph. and requested no blasting.
- Mr. Bob Good asked if the intersection at Hagy and Allegheny Street could be widened. It was answered per the plan it will be widened.

Jeff Smith stated the note '20' Temporary Access Easement' as shown on Lot 4 should be consistent throughout the pages. Mr. Weihbrecht noted the inconsistent note and will correct.

Don Morse inquired if the reports listed in the comment letter from Light-Heigel & Associates were completed, Mr. Fisher answered in the affirmative except the sewage module as the sewer plans are being worked out with the Borough of Dauphin and the Department of Environmental and Protection (DEP), the updated traffic study which was requested after school commences, and the reports or items that require Board of Supervisors' final approval.

At this time Chairperson Rodda called for a motion.

Bill Kotkiewicz motioned to recommend the Final Subdivision and Land Development Plan for River View at Middle Paxton – LDI & Associates Dauphin LLC on to the Board of Supervisors contingent upon compliance with Light-Heigel review comments dated August 12, 2019, compliance with Dauphin County review comments dated June 1, 2019 and signage 'No Right

Turn' or 'Left Turn Only at the intersection of Hagy Lane and the Access Drive to the Project, Seconded by Ralph Stone. The motion carried unanimously.

### **Zoning Ordinance Update – Carolyn Yagle – Enviromental Planning & Design**

Ms. Yagle did an overview of the committee meetings and the details and work that went into those meetings. At this time the draft Zoning Ordinance depicts revisions/additions as highlighted areas. Ms. Yagle also offered a copy of the draft that offered all grammatical/punctuation changes if any of the Planning Commission members would like to see that she will send it to Ms. Seeds in PDF.

Ms. Yagle asked Chairman Rodda how the Planning Commission would like to proceed at this time. Ms. Yagle clarified the highlighted areas are the areas of high level change, not every edit is highlighted; the yellow highlights serve as a guide to the changes. Ms. Yagle also offered the working document as she previously mentioned to anyone who wants to review that document along with the highlighted document.

Ms. Rodda asked Ms. Seeds how she would recommend they proceed, Ms. Seeds suggested they use both the current and draft Zoning Ordinance to review and provide comments.

Ms. Yagle asked for comments back from the Planning Commission a week prior to the September 9, 2019 Planning Commission meeting to assist Ms. Yagle in addressing the comments. Ms. Yagle also offered if the Planning Commission prefers to have a workshop meeting(s) to review cover to cover she will be available if the group has time to get together.

Ed Fisher with Light-Heigel & Associates noted that all amendments from the past several years are in the draft Zoning Ordinance in their proper place per section and they are highlighted.

Chairperson Rodda asked the Commission for direction. It was decided that all comments are to be sent to the Township and Carolyn with EP&D one week prior to the September 9, 2019 meeting.

### **Board Member Comments**

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

The Meeting adjourned 8:15 P.M.

Respectively Submitted,  
**SIGNATURE ON FILE**  
Julie Seeds,  
Recording Secretary