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Middle Paxton Township

MIDDLE PAXTON TOWNSHIP

**Planning Commission
Meeting Minutes
December 10, 2018**

The December 10, 2018 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, Don Morse and Gary Deimler. Also present were Julie Seeds, Recording Secretary, Ed Fisher, Township Representative with Light-Heigel & Associates, and Casey Baxendale, with Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag, Mr. Stone moved to approve the meeting minutes for October 8, 2018, Seconded by Mr. Deimler. The motion carried unanimously.

OLD BUSINESS:

Zoning Ordinance Update - The Zoning Ordinance Update Committee met and is working on finalizing the draft of the updates that will come before the Planning Commission for review and to provide comments by the January 2019 Planning Commission Meeting.

NEW BUSINESS:

Tony Trost with Melham Associates, PC was in attendance to present a Final Land Development Plan for Zoellner, LLC, (Amy and Tyler Zoellner). The plan proposes the razing of an existing mobile home and erecting a new single family residence on a parcel that another existing single family dwelling is also located. The parcel is located off Knapps Lane, Middle Paxton Township.

Ed Fisher reviewed the Light-Heigel comment letter dated December 10, 2018. Mr. Fisher reviewed several comments regarding Zoning, Subdivision and Land Development and Stormwater. In addition, the plan includes the change of the access easement to Jill and Michael Fagan; a certificate of ownership should be provided on the plans and/or proper legal documents to remove and replace the access easement. (*See attached comment letter*)

Casey Baxendale with Dauphin County Planning Commission reviewed her comments dated 11/27/2018 on the proposed final land development plan and provided the following:

- Show tax parcel number and/or deed reference for the parcel being developed. §305.AK;
- Zoning §1321 – Show and clearly identify the Riparian Buffer Strip along the unnamed stream.
- §307.AA; §306.E; §404; §505 – Show proposed on-lot septic system and associated perks and probes since the existing system is being abandoned. Ensure the proposed system meets the proper requirements of the Pennsylvania Department of Environmental Protection. A legend is highly recommended to clarify this and to mitigate confusion.
- §306.F; §507 – Provide an erosion and sediment control plan.
- §307.U – The average slope for the plan is listed at 13.4%. Since this slope is above 10%, the Township SALDO requires 5 foot contours.

Tony Trost with Melham Associates, PC stated all comments have been addressed except for the signature of Mr. and Mrs. Fagan in regards to the change of the legal access easement but added the Zoellner's have spoken to the Fagans and the signatures should not be a problem.

The Commission recommended approval of the following waivers:

- SALDO Section 304 – Preliminary Plan Requirements

Mr. Morse moved to recommend the waiver as outlined in the Light-Heigel letter of December 10, 2018, Seconded by Mr. Deimler. The motion carried unanimously.

A motion by Mr. Smith was made to recommend plan approval with the condition all remaining comments of Light-Heigel's letter and Dauphin County Planning Commission review comments are addressed to the satisfaction of Township Staff. Motion seconded by Mr. Kotkiewicz. The motion carried unanimously.

Next on the Agenda, Elliot Shipley with Integrated Development Partners was in attendance to present a Preliminary/Final Subdivision Plan for Chestnut Hill. The purpose of the plan is to subdivide a 68 acre tract of land into 39 lots, including all related site improvements as required by the Subdivision and Land Development Ordinance, the Zoning Ordinance and Stormwater Ordinance of Middle Paxton Township. The 68 acre tract of land is located along Speece Lane in Middle Paxton Township. Mr. Shipley stated it is the intention of the property owner/developer to dedicate the proposed road(s) to the Township.

Casey Baxendale with Dauphin County Planning Commission reviewed her numerous comments of the plan dated 12/10/2018 including but not limited to the following:

- §308.A, C, D, E - Reports should be developed and submitted by the Applicant to the Township – Sewer, Stormwater, Steep Slope, Traffic Impact.
- §305.G and 307.F – Lot density is missing and needs to be provided.
- §307.AG – Street lighting facilities are missing from the plan set and need to be provided to ordinance standards.
- §305.O – Slope percentages of each lot are required.
- There are no sidewalks or curbs shown on the plan and are highly encouraged.

Ed Fisher reviewed the Light-Heigel comment letter dated December 10, 2018; Mr. Fisher reviewed numerous comments regarding Zoning, Subdivision and Land Development and Stormwater from the ten (10) page comment letter; many were consistent with comments from Dauphin County Planning Commission.

Commission Member Mr. Morse stated that he walked the property and saw pieces of black pipe at various locations.

Due to the amount of comments and reports that were not provided, Mr. Deimler motioned to table the Preliminary/Final Subdivision Plan for Chestnut Hill, Seconded by Mr. Morse. The motion carried unanimously.

Chairman Rodda called for Board Member comments.

- Casey Baxendale with Dauphin County Planning Commission (DCPC) announced she was assigned again to Middle Paxton Township for the year 2019. The Planning Commission thanked Ms. Baxendale for her representation of DCPC and her review and comments of the plans.

Having no additional comments, motion was made by Mr. Morse to adjourn the meeting. Motion seconded by Mr. Deimler. The motion carried unanimously.

The Meeting adjourned 7:53 P.M.

Respectively Submitted,

Julie Seeds, Recording Secretary