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Middle Paxton Township

MIDDLE PAXTON TOWNSHIP

**Planning Commission
Meeting Minutes
July 8, 2019**

The June 10, 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, Ed Fisher, Township Representative with Light-Heigel & Associates and Casey Bottiger (Baxendale) with Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag, Chip Brown moved to approve the meeting minutes for June 10, 2019, Seconded by Bill Kotkiewicz. The motion carried unanimously.

OLD BUSINESS:

Zoning Ordinance Update

Ms. Seeds reported on the Zoning Ordinance/Ordinance of Definition Update; A draft Zoning Ordinance/Ordinance of Definition dated June 28, 2019 was handed out to the Planning Commission members along with a Memorandum from Carolyn Yagle with Environmental Planning and Design, the consultants to the project, dated July 8, 2019 outlining the significant/comprehensive refinements that were completed in the draft Ordinance.

In paging through the draft Ordinance a few Planning Commission members noted the comprehensive refinements are not distinguished in any format and it would be difficult for the Planning Commission to review the changes as outlined in the Memorandum. Ms. Seeds will contact Carolyn Yagle and request the changes/refinements be italicized or highlighted and reprint the draft Ordinance.

NEW BUSINESS:

**Preliminary/Final Land Development Plan for
Zion Evangelical Congregational Church**

Jason Turns with Birch Associates was in attendance to present the above referenced plan dated 05/20/2019. The plan is being prepared for the proposed construction of a Multi-Purpose

Facility Addition with additional off street parking. Mr. Turns stated they are requesting a waiver of the Preliminary Plans and data.

Casey Bottiger with Dauphin County Planning Commission read through the comments from the Dauphin County Review Report dated 06/26/2019, including but not limited to buffer requirements, Traffic Impact Report is required for non-residential uses with more than 40 spaces and percs and probes locations and minimum separation distance of the existing wells. (*See attached report*).

Ed Fisher with Light-Heigel & Associates reviewed the engineer's comment letter dated July 8, 2019 that consisted of nine (9) pages of comments. A few items Mr. Fisher highlighted are the widening of Speece Lane and the widening of the intersection of Speece Lane and McKelvey Road; another subdivision is proposed along Speece Lane and Mr. Fisher suggests the two project engineers work together on the aforementioned matter.

Mr. Fisher also stated a NPDES Permit from DEP (Department of Environmental Protection) is required since the construction is proposed in the Clark's Creek water shed and for the amount of earth disturbance proposed for the project. In addition, a letter will be required from the Township's Sewage Enforcement Officer in regards to utilizing the existing sewage system and if it meets the capacity with the proposed addition.

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

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

Eric Clancy with LDI Associates Dauphin, LLC was in attendance to represent the plan dated June 17, 2019. Mr. Clancy reviewed from the preliminary submission the purpose of the plan is the construction of a 216 unit apartment complex on Lot #1. The property consists of R-3, High Density Residential, R-1 Low Density Residential and Commercial Office District. Mr. Clancy stated the plans show a proposed master plan of the property for building in the future.

Lot #1 proposes 216 Apartment Units, Swimming Pool, Community Room and Walking Trails. There will be one driveway off of Hagy Lane and one off Allegheny Street and the proposed roads will not be dedicated to the Township. Mr. Clancy mentioned included in the packets to the Planning Commission is the 2015 Traffic Impact Study and 2015 Speed Study.

Mr. Clancy outlined the preliminary plan depicted a sewage package treatment plant to be constructed on-site, but since that submission LDI & Associates met with DEP who strongly recommended LDI & Associates go back to Dauphin Borough and have discussions to utilize Dauphin Borough's sewage treatment plant. Mr. Clancy stated LDI have met with Dauphin Borough Sewer Authority and DEP to discuss utilizing Dauphin Borough's sewer treatment plant and are currently working out the specifics and details at this time. Liz Rodda asked if they have an agreement at this time with Dauphin Borough, Mr. Clancy said they have a Memorandum of Understanding at this time. Don Morse asked if they have in place at this time a signed agreement,

Mr. Clancy answered in the affirmative as it was sent to DEP for review but he could not provide a copy tonight to the Planning Commission. Mr. Clancy reported that Dauphin Borough's Solicitor is working on an inter-municipal agreement between Dauphin Borough and Middle Paxton Township.

Ed Fisher reviewed the five (5) page comment letter from Light-Heigel dated (revised) 07/05/2019 with a few comments he mentioned are carry over's from the Preliminary Plan. Ed concurred that working with Dauphin Borough Sewer Authority makes better sense than building a new individual treatment plant for this property. According to Mr. Fisher an NPDES permit is also required for this plan. Mr. Fisher noted his Memorandum in regards to the date of the traffic Count and analysis coming up on 5 years and is outdated. Mr. Fisher stated Light-Heigel recommends updating the traffic counts. Also, Mr. Fisher pointed out the widening of Hagy Lane is recommended, this was discussed during the preliminary plan. *(See attached Review Letter)*

Mr. Kotkiewicz asked who will own the on-site pumping station, Mr. Clancy stated Dauphin Borough Sewer Authority will own and operate the pumping station. Additional questions were asked about sewer lines and how they will connect to the 'Borough' lines; Mr. Clancy pointed out on the plans how the proposed lines run through the property, along Allegheny Street to the manhole at Hardees Restaurant.

Casey Bottiger reviewed the Dauphin County Review Report dated 07/01/2019 and stated most align with Light-Heigel's comments, Casey reviewed the two (2) comments not already mentioned; show all lighting facilities for drives and parking areas and ensure no light pollution will affect adjoining properties, in addition also show adequate fencing around the swimming pool on the property and ensure it's compliant with all code requirements. *(See attached Report)*

Don Morse asked about the emergency access shown through Lot #4. Mr. Clancy said that will go away at some point due to it's a building lot. The access easement will end up becoming the driveway to a building lot. Mr. Morse also asked about the 'left turn only' onto Hagy Lane that was discussed during preliminary plan review.

Jeff Smith asked if the Highway Occupancy Permit was submitted to PennDOT. Mr. Clancy stated Allegheny Street is not a State Road and is not required; a driveway permit will be required from Middle Paxton Township. Mr. Smith also asked about Lots shown on the plan, it was clarified that only Lot #1 is part of this plan submission.

In addition, Jeff Smith asked about the single family building lots located in the interior of Hagy Lane and Hecks Lane, will they be hooked onto sewer. Mr. Clancy stated that those lots will be hooked to sewer. The entrance/exit was also discussed out to Affection Road to be used as an emergency access only.

Don Morse asked about where the stormwater will be directed to on the property. David Weihbrecht, P.E., with Advantage Engineering was in attendance and stated there will be two (2) detention basins on the property and directed Mr. Morse to review the grading plan.

Questions were then taken from the audience, speed on Hagy Lane and Hecks Lane was discussed. In addition a question was asked by the audience if anything is in place to ensure the sewage won't back up, Mr. Clancy stated there are measures that the 'Borough' can do to regulate the flow. Buffers were discussed along Hagy Lane and Mr. Clancy stated berms are shown on the plan between the zoning districts. Mr. Wilbur Evans who resides on Affection Lane asked that a gate be installed at some point and requests that this access be accessible only for emergency vehicles, Mr. Clancy stated this will be taken under advisement.

Resident Bob Good who resides on Hagy Lane again asked the question as to why there couldn't be a 'left turn only' sign installed at the proposed access road to Hagy Lane. Ms. Seeds stated one issue is enforcement but the sign could be recommended to the Board of Supervisors to be installed and be more of an awareness sign.

At this time Don Morse motioned to table the Plan due to the amount of outstanding comments per the review letter and report from Light-Heigel & Associates and Dauphin County Planning Commission, Seconded by Ralph Stone. Compliance with Dauphin County review comments dated June 1, 2019 (attached). The motion carried unanimously.

Final Phase 1 Subdivision and Land Development Plan for Chestnut Hill Integrated Development Partners

Elliot Shibley with Integrated Development Partners was in attendance to present the plan dated (revised) June 18, 2019. Mr. Shibley reviewed the purpose of the plan is to subdivide sixteen (16) Lots in Phase 1. Mr. Shibley reported the Chestnut Hill plan received preliminary approval by the Board of Supervisors at their May 6, 2019 regular business meeting.

Ed Fisher with Light-Heigel & Associates reviewed their comment letter dated July 8, 2019 and stated that much of the design work and reports were done under the preliminary plan and the waivers were already approved at a previous meeting. Mr. Fisher reported a sewage module was submitted and awaiting approval from DEP for the 16 lots, a traffic study was completed and the developers agreed to the widening of Speece Lane to McKelvey Road.

In addition, Mr. Fisher also brought to the Commission's attention in regards to temporary cul de sacs, at this time they are indicated on the plan as gravel. Mr. Fisher recommends in the Letter of Credit a financial guarantee and limiting the amount of time the cul de sacs will be temporary; this can be more defined with the Board of Supervisors and what has been done in the past.

Mr. Fisher stated other than a couple housekeeping details the remaining items are; waiting approval from Dauphin County Conservation District (DCCD) and DEP approval of the sewage module and the NPDES permit. *(See attached report)*

Casey Bottiger reported the comments from Dauphin County Planning Commission review align with Light-Heigel's comments in regards to temporary cul de sacs and to ensure they are large enough for Emergency Vehicles/Fire Apparatus to turn around, and naming the streets should not duplicate other names of streets in Middle Paxton Township.

In addition, Casey also reviewed the comment about flag lots which according to Mr. Fisher and Mr. Shibley due to the natural steep slopes in the rear of the property and reviewing several options, it was decided to keep the lots away from the natural areas that slope to Clark's Creek.

Ralph Stone asked if the proposed road would be dedicated to the Township, Ed Fisher responded it would be the Board of Supervisors' decision but he would not recommend it during Phase 1 due to the length of the road and that additional phases are proposed causing more construction trucks to traverse the road.

Don Morse asked Mr. Shibley if the Developers intend to widen Speece Lane out to McKelvey Road which didn't appear to show on the plan. Mr. Shibley stated they are still working through those details and want to show a larger scale of the widening.

A brief discussion occurred in regards to the letter from Central Dauphin School District and the placement of bus stops. It was decided that is the School Districts decision.

Jeff Smith commented the plans were very complete.

Jeff Smith motioned to recommend the Chestnut Hill Plan on to the Board of Supervisors contingent upon compliance with Light-Heigel review comments dated July 8, 2019 and compliance with Dauphin County review comments dated June 1, 2019, Seconded by Don Morse. The motion carried unanimously.

Board Member Comments

Liz Rodda reminded everyone to attend the Middle Paxton Lions Club Carnival that starts Tuesday July 9 and runs through Saturday July 13, 2019.

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

The Meeting adjourned 8:31 P.M.

Respectively Submitted,

Julie Seeds, Recording Secretary

