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Middle Paxton Township

MIDDLE PAXTON TOWNSHIP

**Planning Commission
Meeting Minutes
March 11, 2019**

The March 11, 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, Don Morse 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, Mr. Morse moved to approve the meeting minutes for February 11, 2019, Seconded by Mr. Deimler. The motion carried unanimously.

OLD BUSINESS:

Preliminary Land Development Plan - Chestnut Hill

Justin Kuhn with Integrated Development Partners was in attendance to represent the revised Preliminary Land Development 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. Kuhn addressed a few items from the last meeting that included:

- Street Lighting – Street Lighting is proposed at road intersections that will be placed on timers and each driveway will be required to have a pole light at each driveway entrance.
- 4-lots are not suitable for sandmounds. Fill will be placed on these sites and be retested after 4-years.

Chip Brown inquired about the speed limit as noted on Page 2 in the Light-Heigel comment letter (attached), Ed Fisher with Light-Heigel & Associates noted that Speece Lane is not posted and the speed typically is considered 55 mph, except in residential areas it can be considered 25 mph. Mr. Fisher’s opinion is performing a speed study in this area will not provide accurate information and it can be looked at as a residential neighborhood with the posting of 25 mph.

At this time there are only 4-houses and 1-business located on Speece Lane, with much of the remaining land used for farming.

Ed Fisher with Light-Heigel & Associates reviewed the 19 page comment letter dated March 11, 2019 with most comments being satisfied with a few outstanding items. Mr. Fisher noted most of the items are pending until submission of the final plans.

Mr. Kuhn was asked if the Developers considered from discussions from the previous meeting about the widening of Speece Lane to McKelvey Road versus the plan showing widening only to the extent of the parcel being subdivided, which is approximately another 600' feet. Mr. Kuhn would discuss with his partners and come back with an answer.

The Chairperson invited the Public to ask questions at this time. A question was asked if there would be access to all lot owners in the proposed plan to Clark's Creek that borders the property. Mr. Kuhn explained the lots in this area are all proposed to be private lots and public creek access is not planned.

After Ed Fisher reviewed the remaining comments on the letter by Light-Heigel & Associates Mr. Chip Brown motioned to recommend the speed on Speece Lane as 25 mph and the Plan itself for preliminary plan approval contingent upon the following:

1. Compliance with Light-Heigel review comments dated March 11, 2019 (attached).
2. Compliance with Dauphin County review comments dated December 10, 2018 (attached).

Seconded Mr. Morse. The vote was unanimous.

Zoning Ordinance Update

Ms. Seeds reported on the Zoning Ordinance Update. Ms. Seeds explained the 'update' is turning out to be more of a comprehensive reform of the Zoning Ordinance since its been almost 20 years since the adoption of the current Zoning Ordinance, this is more than the scope of work provided by the consultants, Environmental Planning and Design (EP&D, Inc.) The consultants are revising their contract to be submitted to Tri County Planning Commission for approval and possibly additional grant funding. The committee will be meeting to review Articles 14-18 of the Zoning Ordinance and the Ordinance of Definition; Articles 1-13 were extensively reviewed by the committee.

Ms. Seeds also reported on a Pennsylvania Commonwealth Court case that Land Development Waivers must meet undue hardship threshold. Ms. Seeds read from a law firm who wrote an op-ed on the case. "The Pennsylvania Commonwealth Court recently emphasized to developers and municipalities the need to properly justify waivers from provisions of a subdivision and land development ordinance (SALDO) during the land development process."

Ms. Seeds stated the Township office is working on revising the application for plan submittal to include added language in regards to waivers.

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

The Meeting adjourned 7:57 P.M.

Respectively Submitted,

Julie Seeds, Recording Secretary