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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP  
PLANNING COMMISSION  
MEETING MINUTES  
November 14, 2016**

The November 14, 2016 meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. in the Township meeting room by Chairperson Liz Rodda. The following were present; Gary Deimler, and Bill Kotkiewicz, Jeff Smith, and Ralph Stone. Also present were Julie Seeds, Recording Secretary, Ed Fisher, Township Engineer/Light Heigel and Casey Baxendale, Tri-County Regional Planning Commission

Following the Pledge of Allegiance, Mr. Deimler moved to approve the meeting minutes for October 10, 2016, Seconded by Mr. Stone.

**OLD BUSINESS:**

Roger Watson with NAVTech, Inc. was in attendance to present once again the Final Subdivision Plan for the Lands of Linda L. Brindle, dated April 25, 2016, with the latest revision date of 09/08/2016. Mr. Watson summarized the purpose of the plan is to subdivide the existing lands of the Brindle property into three new lots, the residual Lot 1 (52.77 acres), proposed Lot 2, (3.11 acres), and Proposed Lot 3 (49.88 acres).

Mr. Watson explained why the plan that was first reviewed by the Planning Commission on June 13, 2016 is now back to continue the review. The PNDI Study, (Pennsylvania National Diversity Inventory) is required for all proposed subdivisions which is a review for environmental impacts. The review of the Brindle Property came back with rare flora that only blooms twice a year. A botanist was obtained to review the PNDI study and the rare flora during the two months it blooms which were August and September. It was observed the rare flora was not found upon proposed Lot 2, (3.11 acres).

Ed Fisher, Township Engineer, summarized the Waiver Requests for the plan with the following comments, there are no steep slopes on Lot 2, (3.11 acres), and the Total Drainage Area Loading Rate, Mr. Fisher stated adjustments could be made once a Stormwater application is submitted when a building permit is applied for at a future date. In addition, Mr. Fisher pointed out from Tri County Planning Commission comments; the proposed Plan does not note the required number to call prior to excavation.

It was decided by the Commission after Mr. Watson's summary of the proposed subdivision plan and the concurrence by Ed Fisher, the Township Engineer, to recommend approval of the following waivers:

1. Subdivision and Land Development Ordinance - Section 304 – Preliminary Plan requirements

2. Subdivision and Land Development Ordinance - Section 308.D – Steep Slope Report
3. Stormwater Management Ordinance - Section 802.A.6 – Location Map Scale
4. Stormwater Management Ordinance – Section 802.B.6 – Total Drainage Area Loading Rate

***Mr. Deimler moved to recommend the (4) waiver requests. Seconded by Mr. Kotkiewicz, the Motion carried unanimously.***

The Plan itself was recommended for approval contingent upon the following:

1. Compliance with Light-Heigel review comments dated October 09, 2016 (attached).
2. Compliance with Tri County Planning Commission review comments dated June 07, 2016, (attached), which includes the required note on the Plan for a number to call prior to excavation.

***Mr. Kotkiewicz, moved to recommend the plan, Seconded by Mr. Stone, the Motion carried unanimously.***

### **NEW BUSINESS**

There was no new business

### **Board Member Comments**

- Ms. Seeds reported the Preliminary/Final Lot Addition and Land Development Plan for GBT Realty Corporation for the Dollar General Retail Store was contingently approved by the Board of Supervisors at their November 7, 2016 regular business meeting.
- Ms. Seeds gave updates on several projects the Township is currently working on this year and informed the Planning Commission of an upcoming Workshop Meeting that will be held on Tuesday, November 15, 2016 at the Fishing Creek Community Center. Ms. Seeds reported the Potato Valley Road Bridge Replacement Project will be on the agenda and noted residents along Potato Valley Road and in the vicinity were sent post cards to make them aware of the meeting.
- Ms. Rodda inquired about the annual Holiday Party. Ms. Seeds reported everyone will receive an invitation (EVITE) once the date is finalized.

There being no further business the meeting was adjourned at 7:33 PM. Mr. Stone moved to adjourn the meeting, Seconded by Mr. Deimler. The Motion carried unanimously.

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Julie Seeds, Recording Secretary

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Date Approved