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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Reorganizational Meeting Minutes
February 10, 2025**

The February 10, 2025, Reorganizational Meeting of the Middle Paxton Township Planning Commission was called to order at 7:00 p.m. in the Township meeting room by Township Manager and Recording Secretary, Julie Ann Seeds. The following members were present; Liz Rodda, Jeff Smith, Don Morse, Ralph Stone, and Justin Wingenfield. Also, present were Jake Hoffman, Township Engineer, with H.R.G, Inc., Brett Flower, Township Solicitor, with Eckert, Seamans, Cherin & Mellot LLC., and Karen Dixon, with Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag, nominations for Chairperson were requested. Liz Rodda was nominated by Jeff Smith, seconded by Chip Brown. The nominations were closed, and Liz Rodda was elected by unanimous vote and assumed the Chair.

Ms. Liz Rodda requested nominations for Vice-Chairperson. Jeffrey Smith was nominated as Vice-Chair by Justin Wingenfield, seconded by Mr. Ralph Stone. The nominations were closed, and Mr. Jeffrey Smith was elected by unanimous vote.

Ms. Liz Rodda asked if all members were generally in agreement with the meeting dates and time, which are set as the second Monday of each month at 7:00 p.m., and the location at the Township Meeting Room, 10 Elizabeth Avenue. The members answered in the affirmative.

The regular meeting commenced at this time.

The November 12, 2024, meeting minutes were reviewed. Ralph Stone moved to approve the meeting minutes as presented, seconded by Mr. Jeffrey Smith. The motion carried unanimously.

Old Business

Jeff Smith summarized the work the Zoning Ordinance Update Committee has been doing to address the several comments submitted by a few of the Planning Commission members and encouraged everyone to provide comments.

Karen Dixon with the Dauphin County Planning Commission mentioned that Data Centers are becoming popular due to increasing data consumption and technological advancements and provided a few names of other municipalities that are drafting ordinances to address them.

New Business

The Townes at Stoney Creek Component 4A Sewage Facilities Planning Module.

Tim Mellot with Mellot Engineering was in attendance to present the Sewage Planning Module for the Townes at Stoney Creek, a proposed residential community located in the R-2 Zoning District on approximately 60 acres, to consist of 114 townhouse units to be served by public sewer and water.

The sanitary sewer line is proposed to be gravity fed and extend along Stony Creek Road to a manhole at the intersection of Erie Street in Dauphin Borough, where it will ultimately be treated at the Dauphin Borough WWTP. An alternative location that was considered is to provide a pump station to provide sewerage to Dellwood Lane and then to a manhole at Floral Lane in Dauphin Borough, where it will be gravity fed to Dauphin Borough.

Mr. Mellow explained that the first step is to complete the Sewage Facilities Planning Module, with Component 4A to be completed by the Municipality. Once completed, the planning module is submitted to the Department of Environmental Protection (DEP) for review and approval. Without DEP approval, the proposed plan cannot move forward.

Karen Dixon, with the Dauphin County Planning Commission, reviewed the County's response to the Sewage Module and assisted the Planning Commission with completing Component 4A.

Ralph Stone expressed his concern about the sewer line, which is located close to Stony Creek, which is considered a cold-water fishery creek. If a leak occurs, it will contaminate the creek.

With no additional comments, Ralph Stone moved to adjourn the meeting, seconded by Don Morse. The motion carried unanimously.

The Meeting adjourned at 7:46 P.M.

Respectively Submitted,

Julie A. Seeds
Recording Secretary