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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
May 12, 2025**

The May 12, 2025, 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 also in attendance: Ralph Stone, Chip Brown, and Justin Wingfield.

Also in attendance were Julie Ann Seeds, Recording Secretary, Jacob Hoffman, Engineer with H.R.G., INC., Karen Dixon with Dauphin County Planning Commission, and Brett Flower, Esq., with Eckert, Seamans, Cherin & Mellott, LLC, representing the Township. Don Morse, Gary Deimler, and Jeff Smith were absent.

Following the Pledge of Allegiance to the Flag, the April 14, 2025, meeting minutes were reviewed. Motion by Ralph Stone to approve April 14, 2025, meeting minutes as submitted, seconded by Liz Rodda. *Motion carried unanimously.*

OLD BUSINESS:

Zoning Ordinance Update

Secretary Julie Seeds reported that the final draft is planned to be worked on in the next several weeks, with copies to be distributed to the Planning Commission.

NEW BUSINESS

Chris with Burget & Associates, Inc., was in attendance to present the Preliminary/Final Subdivision over lands of Anita L. Gonsar and Anita Miller & Stephen Miller, dated April 17, 2025, and outlined the purpose of the plan is to reconfigure four (4) existing tracts by creating lot additions to adjoining lands, including a portion of a vacated alley to create two (2) residential building lots each containing an existing dwelling.

Jake Hoffman with H.R.G., INC. reviewed the comment letter dated May 7, 2025, listing the waiver requests and several comments. Karen Dixon with the Dauphin County Planning

Commission reviewed the comment letter dated May 1, concurring with many of the comments from H.R.G., INC., including that the unopened alley shown on the plan, which is considered to be a paper street, will need to go through proper procedures to vacate the unopened alley.

The Township Solicitor, Brett Flower, concurred that to vacate the unopened alley, there are appropriate legal procedures required.

The comment letter dated May 9, 2025, from the Zoning Officer, Ed Fisher, with Light-Heigel & Associates, was reviewed.

The Planning Commission recommended approval of the following waiver:

1. SALDO Section 307 – Sheet Size

Chip Brown moved to recommend the waiver, seconded by Ralph Stone.

Motion carried unanimously.

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

1. Compliance with H.R.G, Inc., comment letter dated May 7, 2025.
2. Compliance with the Dauphin County Planning Commission comment letter dated May 1, 2025.
3. Compliance with Light-Heigel comment letter dated May 9, 2025.

Chip Brown moved to recommend the plan, seconded by Justin Wingenfield.

Motion carried unanimously.

BOARD MEMBER COMMENTS

A draft Policy was distributed to the Board members by the Recording Secretary, which outlined procedures for subdivision plan review. Chair Liz Rodda requested the policy and asked all the Planning Commission members to review and comment prior to future adoption.

ADJOURNMENT

Having no additional comments, the meeting was adjourned at 7:25 PM upon a motion by Ralph Stone, seconded by Justin Wingenfield. *Motion passed unanimously.*

Respectively Submitted,

Julie A. Seeds
Recording Secretary