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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP**  
**Planning Commission**  
**Meeting Minutes**  
**August 11, 2025**

The August 11, 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, Gary Deimler, Don Morse, and Jeff Smith. Planning Commission members Justin Wingfield and Chip Brown were absent.

Also in attendance were Julie Ann Seeds, Recording Secretary, Jacob Hoffman, Engineer with H.R.G., INC., Lindsey Grier with Dauphin County Planning Commission, and Brett Flower, Esq., with Eckert, Seamans, Cherin & Mellott, LLC, representing the Township.

Following the Pledge of Allegiance to the Flag, the May 12, 2025, meeting minutes were reviewed. Motion by Ralph Stone to approve May 12, 2025, meeting minutes as submitted, seconded by Liz Rodda. *Motion carried unanimously.*

The Planning Commission recognized and welcomed Lindsey Grier with the Dauphin County Planning Commission as the new representative for Middle Paxton Township.

**OLD BUSINESS:**

Zoning Ordinance Update

Jeff Smith and Secretary Julie Seeds reported that the final draft is being worked on, with copies to be distributed to the Planning Commission upon completion.

**NEW BUSINESS**

Preliminary/Final Subdivision Plan over lands of Gary A. and Kimberly L. Hastings

Chris Hinkle with Burget & Associates, Inc., was in attendance to present the Preliminary/Final Subdivision over lands of Gary A. & Kimberly L. Hastings, dated June 4, 2025, and outlined that the purpose of the plan is to reconfigure seven (7) lots, creating four (4) reconfigured lots.

Jake Hoffman with H.R.G., Inc., reviewed comment letter #2, dated August 8, 2025, which lists the waiver requests and several comments. Lindsey Grier with the Dauphin County Planning Commission reviewed the comment letter dated July 1, 2025, concurring with many of the comments from H.R.G., Inc., including that the slope should be represented on the plan. The comment letter from the Township's Zoning Officer, Ed Fisher, with Light-Heigel & Associates, was reviewed, with most remaining comments being 'clean-up' items.

Jeff Smith recognized Justin Wingenfield comments that were emailed, who could not be in attendance. Mr. Wingenfield noted that the septic system for Lot 5 is shown to be on Lot 6 and observed that, according to the GIS website, there appear to be discrepancies between the website and the plan. It was noted that Dauphin County GIS shows an approximation of lot lines. Concerning the septic system, it was discussed that an easement agreement for the system shown on Lot 6 can be recorded, or the lot lines can be moved to show the septic system on Lot 5, where the single-family dwelling is located.

The waiver requests were reviewed, and requests #2, SALDO Section 502, request #4, SALDO Section 308.C, and requests #5, SALDO Section 507, were withdrawn by Chris Hinkel with Burget & Associates.

Motion Ralph Stone to acknowledge the waivers that were withdrawn, #2, #4, and #5, as listed on the Waiver Request letter from Burget & Associates dated July 31, 2025, seconded by Don Morse. *Motion carried unanimously.*

The Planning Commission recommended approval of the following waivers:

#1 - SALDO Section 307 – Sheet Size ‘

#3- SALDO Section 305.O – Average Percent Slope of Lots

Gary Deimler moved to recommend the waivers as noted, seconded by Ralph Stone. *Motion carried unanimously.*

The plan itself was recommended for approval by Don Morse, and seconded by Gary Deimler, contingent upon the following: *Motion carried unanimously.*

1. Compliance with H.R.G, Inc., comment letter #2 dated August 8 , 2025.
2. Compliance with the Dauphin County Planning Commission comment letter dated July 1, 2025.
3. Compliance with Light-Heigel comment letter dated August 8, 2025.
4. Compliance with comments provided by Planning Commission member Justin Wingenfield, dated August 11, 2025
5. Easement Agreement for the Septic system for Lot 5 that is located on Lot 6, subject to resolution as approved by the Township Solicitor.

#### Policy on Review of Subdivision Plans by the Planning Commission of Middle Paxton Township

The draft Policy was distributed to the Board members by the Recording Secretary, which outlines procedures for subdivision plan review. Motion Ralph Stone to adopt the Policy as presented, which outlines procedures for subdivision plan review, seconded by Jeff Smith. *Motion carried unanimously.*

#### **BOARD MEMBER COMMENTS**

No Board member comments were presented.

#### **ADJOURNMENT**

Having no additional comments, the meeting was adjourned at 7:52 PM upon a motion by Ralph Stone, seconded by Jeff Smith. *Motion passed unanimously.*

Respectively Submitted,

Julie A. Seeds  
Recording Secretary