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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Reorganizational Meeting Minutes
March 11, 2024**

The March 11, 2024, 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, Gary Deimler, Jeff Smith, Don Morse, Ralph Stone, and Justin Wingenfield. Also, present were Jake Hoffman, Township Engineer, with H.R.G, Inc., and Karen Dixon, with Dauphin County Planning Commission and Township Solicitor Steven Stine.

Please note that no Planning Commission meetings were held in 2024 before March 11, 2024.

Following the Pledge of Allegiance to the Flag, nominations for Chairperson were requested. Ms. Liz Rodda was nominated by Gary Deimler, seconded by Ralph Stone. The nominations were closed, and Ms. Liz Rodda was elected by unanimous vote and assumed the Chair.

Ms. Liz Rodda requested nominations for Vice-Chairperson. Mr. Jeffrey Smith was nominated as Vice-Chair by Mr. Gary Deimler, 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 in general concurrency with the meeting dates and time that is set as the second Monday of each month at 7:00 pm., with the location at the Township Meeting Room, 10 Elizabeth Avenue. The members answered in the affirmative.

The regular meeting commenced at this time;

The December 11, 2023, meeting minutes were reviewed, and Don Morse moved to approve the meeting minutes, Seconded by Mr. Jeffrey Smith, the motion carried unanimously.

Old Business

Ms. Seeds reported that the Consultants, Environmental Planning & Design, who are working on the draft Zoning Ordinance Update Project, reported they will have a final draft ready for review, possibly by the end of May 2024.

New Business

Final Subdivision Plan Mountain Road Properties

Gregory Rogalski with Pennoni Associates Inc., was in attendance to present the Final Subdivision Plan Mountain Road Properties, dated January 12, 2024, last revised March 8, 2024. Mr. Rogalski explained the purpose of plan is to correct erroneous errors that came from an old subdivision plan referred to as the Amity Plan, which was recorded but never acted on leaving in question ownership of a 50' wide strip of land.

Karen Dixon reviewed the comment letter from the Dauphin County Planning Commission, dated February 14, 2024, and expressed concern that the plan does not include the property owners to whom the 50' wide strip of land will be taken from as noted on the plan, and that the plan does not accurately show the existing property lines according to Dauphin County records. The remaining comments were more housekeeping items.

Jake Hoffman, Township Engineer, with H.R.G, Inc., reviewed comment letter #2 dated, March 11, 2024, that the applicant's engineer states the recorded White Oak Estates Preliminary/Final Subdivision Plan is inaccurate, Mr. Hoffman recommends coordination for all property owners should occur to determine accuracy of previous subdivisions and property lines. Mr. Hoffman recommends the plan not move forward until all conditions in H.R.G's comment letter as noted above, have been satisfied. Also, revise the driveway access easement that allows each lot to have access to their parcel utilizing the existing driveway in perpetuity.

Don Morse asked where the Lot was located. Jeff Smith asked about the Amity Plan.

Brian Clark, a consultant who represents the three property owners listed on the plan, outlined research he conducted on previous subdivisions that occurred several years ago to the most recent called White Oaks Estates and he pointed errors that occurred.

Dan Yosipovitch, Esquire, representing the property owners, Sharon and Bob Bond, not listed on the proposed subdivision plan, presented the Bond's deed and tax parcel map depicting the 50' wide strip of ground that is in question is owned by Mr. and Mrs. Bond.

The Planning Commission referred to the Township Solicitor, Steven Stine, stated that land disputes are resolved in court, not through a subdivision plan decided by the Planning Commission.

Jeff Smith asked if the plan could be tabled versus rejecting the plan. Township Solicitor Steven Stine stated that land disputes could take some time and a time extension will need to be kept track of by the Township Office Staff.

Motion by Gary Deimler to recommend rejecting the Final Subdivision Plan Mountain Road Properties, seconded by Don Morse. The motion carried unanimously.

Having no additional comments, a motion was made by Ralph Stone to adjourn the meeting, Seconded by Mr. Justin Wingenfield. The motion carried unanimously.

The Meeting adjourned 8:22 P.M.

Respectively Submitted,

Julie A. Seeds
Recording Secretary