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Middle Paxton Township

**MIDDLE PAXTON TOWNSHIP
Planning Commission
Meeting Minutes
September 9, 2024**

The September 9, 2024, 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 in attendance: Liz Rodda, Ralph Stone, Chip Brown, Jeff Smith, Justin Wingfield, and Don Morse. Also in attendance was Julie Ann Seeds, Recording Secretary, Jacob Hoffman Engineer with H.R.G, INC., and Karen Dixon with Dauphin County Planning Commission.

Following the Pledge of Allegiance to the Flag, the August 12, 2024, meeting minutes were reviewed. Motion by Don Morse to approve the August 12, 2024, meeting minutes, Seconded by Ralph Stone. *Motion carried unanimously.*

OLD BUSINESS:

Zoning Ordinance Update

Jeff Smith reported that the Draft Zoning Ordinance Update should be finished for review according to the consultant's Environmental Planning and Design this week. The final draft will be emailed to the Township in preparation for the next Planning Commission meeting. Jeff explained that the zoning ordinance update has been a lengthy and challenging process, with ever-changing zoning uses and reviewing for grammatical and punctuation changes. Jeff will also provide a summary of the changes.

NEW BUSINESS

Chestnut Hill – Final Phase 3 Land Development Plan and Subdivision Plan

Teri Delo with Integrated Consulting was in attendance to present the Chestnut Hill Final Phase 3, Land Development and Subdivision Plan dated July 15, 2024. Ms. Delo stated that the plan's purpose is to subdivide eight (8) lots in the final phase of the Chestnut Hill Subdivision.

Jacob Hoffman with H.R.G., INC. addressed his comment review letter #1, dated July 21, 2024, listing the waiver request SALDO 502.F/5021.2b that pertained to curb width and height was addressed in the Preliminary Plan Phase, and stated most comments were housekeeping and administrative of nature.

Karen Dixon with the Dauphin County Planning concurred with the H.R.G's comments and addressed her comment review letter dated August 21, 2024, and asked about the waiver request. Jacob Hoffman answered the waiver request was approved at the Preliminary Plan Phase for the entire development. In addition, Ms. Dixon also asked if the Developer obtained an H.O.P, (Highway Occupancy Permit). It was explained that Speece Lane is a Township Road, not a State Road and permits were approved in the preliminary plan phase that depicted clear-sight triangles at the proposed road entrances and an H.O.P is not required, just a road cut/driveway permit through the Township.

Ms. Teri Delo with Integrated Consulting explained the NPDES was already approved for the entire project, and the draft Component 4A, Sewage Module is completed and ready to send to DEP, for on-lot water and septic systems for Phase 3.

A few questions arose about the maintenance of the Stormwater/Detention Basins, Ryan Jorich, the Developer of the property answered the H.O.A (Home Owners Association) will be in charge of the maintenance of the Stormwater/Detention Basins, once all the lots are built upon and turned over to the H.O.A. It was also asked if the number of lots remained the same from the Preliminary Plan approval and Mr. Jorich answered in the affirmative.

Jeff Smith motioned to recommend approval of the Chestnut Hill Final Phase 3 Land Development and Subdivision Plan, dated July 15, 2024, contingent upon all comments addressed in H.R.G, INC., comment review letter #1, dated August 21, 2024, and all comments in the letter from Karen Dixon with Dauphin County Planning Commission dated August 21, 2024, seconded by Chip Brown. *Motion carried unanimously.*

COMMENTS

Ms. Seeds noted that the Township will be hosting a Medicare Annual Open Enrollment Clinic on Thursday, November 21, 2024, in the Municipal meeting room. It will be one of several locations around the County. The Clinic will be open to all residents and non-residents who have questions about the Medicare Program. Please look for announcements and updates in the Fall/Winter Newsletter coming out soon.

ADJOURNMENT

Having no additional comments, the meeting was adjourned at 7:21 PM upon a motion by Chip Brown, seconded by Ralph Stone. *Motion passed unanimously.*

Respectively Submitted,

Julie A. Seeds
Recording Secretary