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*Middle Paxton Township*

**MIDDLE PAXTON TOWNSHIP  
Planning Commission  
Meeting Minutes  
October 14, 2024**

The October 14, 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, Jeff Smith, Justin Wingenfield, Don Morse, and Gary Deimler. Also in attendance was Julie Ann Seeds, Recording Secretary, Jacob Hoffman, Engineer with H.R.G, Inc., Karen Dixon with Dauphin County Planning Commission, and Brett Flower, Esq., representing the Township. Chip Brown and Ralph Stone were absent.

Following the Pledge of Allegiance to the Flag, the September 9, 2024, meeting minutes were reviewed. Motion by Don Morse to approve the September 9, 2024, meeting minutes, seconded by Jeff Stone. *Motion carried unanimously.*

**OLD BUSINESS:**

Zoning Ordinance Update

Copies of the Draft Zoning Ordinance Update were distributed to all Planning Commission Members. Jeff Smith provided a detailed summary of the major changes and additions. Julie Seeds emphasized that no zoning districts changed. All Planning Commission members were asked to review the draft copies and compile a list of questions/ suggestions to review at the November meeting.

**NEW BUSINESS**

Grassmyer Waiver Request

Adam Davis, with Hyland Engineering, was in attendance and requested the Grassmyer Waiver request be discussed before the Preliminary/Final Subdivision Plan for Grassmyer Subdivision.

The Waiver was presented on behalf Angelique Grassmyer, Section 502.F.4: “Maximum Amount of Lots Serviced by a Private Road” of the Middle Paxton Township Subdivision and Land Development Ordinance. Mr. Davis explained the Grassmyer’s would like to subdivide an 8.515 +/- acre lot off Serenity Way to build a house closer to their business along Fishing Creek Valley Road, the new lot will exceed the number of lots permitted on a private road.

Township Engineer, Jacob Hoffman with H.R.G. Inc. and Karen Dixon with the Dauphin County Planning reviewed their comment letters. Mr. and Mrs. Grassmyer spoke about their plans to subdivide a lot off Serenity Way and explained they reached out to other property owners along Serenity Way and had no success in an agreement with obtaining additional right of way.

A discussion broke out among the Planning Commission members. Don Morse commented there may be times to look beyond the requirements, since the property had been vacant for several years and to look at the best use for properties that have fallen into disrepair. Jeff Smith voiced concerns about setting a precedent especially with this being a private road, and questions of it becoming a public road and too many unknowns.

Motion Don Morse, to recommend the Waiver request, as presented, seconded by Gary Deimler. The Motion did not pass, 2 Yeas, and 3 Nays, Jeff Smith, Liz Rodda, and Justin Wingenfield.

Motion Jeff Smith to recommend denying the Waiver request, seconded by Justin Wingenfield. The Motion passed 3 Yeas, and 2 Nays, Don Morse and Gary Deimler.

Preliminary/Final Subdivision Plan for Grassmyer Subdivision – 250 Timber Trail Lane

Motion Justin Wingenfield, seconded by Jeff Smith to table the Preliminary/Final Subdivision Plan for Grassmyer Subdivision – 250 Timber Trail Lane, dated July 23, 2024. *Motion passed unanimously.*

**COMMENTS**

Liz Rodda shared her thanks to the Township for the Fall/Winter Newsletter and the Survey included for the residents to complete for the Solid Waste and Recycling Program. She asked all to take the survey and tell their friends and neighbors to do the same.

**ADJOURNMENT**

Having no additional comments, the meeting was adjourned at 8:11 PM upon a motion by Gary Deimler, seconded by Don Morse. *Motion passed unanimously.*

Respectively Submitted,

Julie A. Seeds  
Recording Secretary