

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 20, 2009

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, May 20, 2009 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman Turner called the meeting to order at 6:50 PM.

The first hour of the meeting was devoted to the Perry County Subdivision and Land Development Ordinance update. A copy of the meeting agenda and summary of discussion items are attached to the file copy of these minutes.

1. ROLL CALL

Members present were Chairman Jim Turner, Tom Graupensperger, Terry Meek, and Dave Rice. Terry Sheldon, Tom Palm, Christopher Hinkle, and Michael Stover were in attendance as visitors to be heard. Jim Szyborski and Jason Finnerty of the staff were present.

2. MINUTES

Mr. Graupensperger motioned to approve the April 15, 2009 minutes as prepared. Mr. Meek seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. Sheldon, Mr. Palm, Mr. Hinkle, and Mr. Stover were in attendance for the portion of the agenda devoted to the Perry County Subdivision and Land Development update. Mr. Sheldon was also in attendance for the Church of the Living Christ of Loysville Sewage Facilities Planning Module (File #09-07) in Northeast Madison Township. Mr. Palm was also in attendance for the Blain Lions Club Sketch Plan and the Michael J. and Shelley E. Bishop Subdivision (File #09-029) in Southwest Madison Township. Mr. Hinkle, and Mr. Stover were in attendance for the Kenneth W. and Jennifer R. Morrison Subdivision (File #09-042) in Landisburg Borough and the John and Teresita McCrae Land Development Plan (File #09-53) in Toboyne Township.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Chairman Turner asked staff and the Commission members if there were any communications needing to be brought to the Commission's attention. None of the Commission members requested any additional information on the communications list attached to the official copy of these minutes.

Staff highlighted a letter from SEDA COG regarding the Valley Vision 2020 Plan and a letter from the Central Pennsylvania Conservancy regarding an application the Conservancy is preparing to have Cumberland County and Franklin County designated as a Forest Legacy Area.

B. Payment of Expenses

Mr. Rice motioned to approve the following expenses. Mr. Graupensperger seconded the motion. The motion passed unanimously.

To the TCRPC for monthly collected fees:

Check #1058 -----\$1,130.00

5. REPORTS

A. Treasurer's Report

Mr. Graupensperger motioned to accept the Treasurer's Report in the form of a financial statement for the period of January 1, 2009 through April 30, 2009 for filing subject to audit. Mr. Meek seconded the motion and the motion passed unanimously.

B. Staff Report

Mr. Szyborski stated Ms. Leah Pearlman-Storch has accepted a position with the TCRPC and will begin work in June assisting with the Perry County Planning Program.

6. UNFINISHED BUSINESS

A. Progress: Regional Transportation Project, 2007-2008

Mr. Szyborski indicated PennDOT has advised the MPOs there will be a second round of stimulus funding for transportation projects that are "shovel ready". The HATS staff has sent out letters to municipal officials in Dauphin and Perry Counties to solicit projects.

B. Local Planning Assistance (LPA) Report

Chairman Turner asked the Commission members if they had any questions regarding the LPA Report. None of the Commission members requested any additional information from staff on the LPA Report. A copy of the LPA Report is attached to the file copy of these minutes.

C. Multi-Hazard Mitigation Plan

Staff indicated there was nothing new to report this month.

D. Regional Action Plan for Land Use, Transportation, and Economic Development

Mr. Finnerty stated the SEDA COG requested input from staff regarding the Valley Vision 2020 Plan. The request was to solicit projects for inclusion in the action plan.

Mr. Szyborski stated there was nothing new to report on the South Central PA Regional Action Plan.

E. Revision to the Perry County Subdivision and Land Development Ordinance

This agenda item was placed at the front end of the agenda and a separate record of discussion is attached to the file copy of these minutes.

F. Potential Zoning Workshop/Outreach

Staff stated the workshop is temporarily on hold perhaps until the fall as envisioned the primary speaker, Mr. Stan Lembeck is scheduled for surgery in the coming months.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Sketch Plan

a). Blain Lions Club (Old Sherman's Valley Railroad Station)

Mr. Palm provided the Commission with a sketch Plan of a proposed subdivision of a property owned by the Blain Lions Club in Blain Borough. Mr. Palm explained the Lions Club was looking to reduce the size of the property where the former Sherman's Valley Railroad Station is located. Several of the Commission members offered suggestions regarding the sketch plan for Mr. Palm to consider and share with members of the Lions Club.

There was discussion regarding lot size, municipal water and sewer, the size of the proposed lot additions and the resulting lot size and the potential uses of the remaining lot.

2). Approval/Disapproval

a). Subdivision File #09-029 Michael J. and Shelley E. Bishop/Southwest Madison Township

Staff stated its review was performed on March 12, 2009 and was previously read to the Commission at the March meeting.

Staff asked Mr. Palm he had any information to offer the Commission regarding their concerns for how stormwater on the site would be addressed. Mr. Palm indicated he did not have an opportunity between monthly meetings to contact the engineer he has used in the past to assist with addressing the Commission's concerns.

A motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Ms. Brunner and passed unanimously.

b). Subdivision File #09-042 Kenneth W. and Jennifer R. Morrison/Landisburg Borough

Mr. Hinkle indicated the Last Landisburg Borough Council meeting was cancelled and as a result, Council was not approached regarding the Commission's concern for curbing, gutters and sidewalks.

Staff indicated the County Engineer's comments had been reduced to two involving concern for unmitigated stormwater resulting from a driveway, and the stormwater report only addressing a 2-yr. storm event.

Mr. Stover expressed concern for the County Engineer's comments stating there were no sections in the Perry County Subdivision and Land Development Ordinance requiring him to provide a stormwater report based upon any specific year-event storm, or place his seal on the plan to certify the engineering details.

A motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Mr. Meek and passed unanimously.

e). Land Development File #09-053 John and Teresita McCrae/Toboyne Township

Staff indicated it had preformed its review on May 7, 2009 and no response to the review has been received. Staff also indicated a copy of the plan has been sent to the County Engineer for his review of stormwater management for the site.

A motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Mr. Meek and passed unanimously.

3). Review and Report – Attached Summary Table

Chairman Turner asked the Commission members if there were any plans on the monthly Review and Report Table the members would like to view. None of the members requested to see any of the files presented for the monthly review report.

Mr. Rice motioned to ratify staff reviews of all subdivision and land development plans appearing on this month's Review and Report Table. The motion was seconded by Mr. Graupensperger and passed unanimously. A copy of the Review and Report Table is attached to the file copy of these minutes.

C. Sewage Matters

1). Sewage Facilities Planning Modules

a). File #09-07 Church of the Living Christ of Loysville/Northeast Madison Madison Township

Staff indicated the Church of the Living Christ of Loysville Sewage Facilities Planning Module was previously reviewed by staff and would need to be considered by the Commission for ratification of staff's review.

Mr. Graupensperger motioned to ratify staff review of the sewage facilities planning module. The motion was seconded by Mr. Rice and passed unanimously.

D. Other Matters

1). Intergovernmental Reviews

a). Audubon Pennsylvania

The Audubon Pennsylvania requested support for a DCNR grant to engage municipal officials and landowners to conserve the natural resources of the Kittatinny Ridge.

Staff evaluated the request for funding and found it to be consistent with the Perry County Comprehensive Plan. From this determination staff prepared a letter of support for the grant application for the Perry County Planning Commission to consider.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the staff drafted letter supporting the application for the DCNR Grant funding. The motion was seconded by Mr. Meek and passed unanimously.

b). Marysville Borough park projects

The Commission reviewed and evaluated an intergovernmental review request from Marysville Borough Manager Brian Harris. The review involved a grant application to the DCNR under its Community Conservation Partnership Program for a few park projects. Staff performed an initial review and found it to be consistent with the Perry County Comprehensive Plan. From this determination staff prepared a letter of support for the grant application for the Commission to consider.

A motion was made by Mr. Rice to authorize the Chairman to sign the staff drafted letter supporting the application for the DCNR grant funding. The motion was seconded by Mr. Meek and passed unanimously.

2). Valley Vision 2020 Plan

Staff was requested by SEDA COG officials to provide comments to facilitate the process of finalizing the Plan with the Commonwealth. Staff followed through with this request while advising the Commission's official letter would be finalized on this date.

Staff summarized its initial letter before the Commission, highlighting the various list of projects forward on to SEDA COG.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the letter prepared by staff regarding the Plan. The motion was seconded by Mr. Meek and passed unanimously.

3). Duncannon Borough Floodplain Ordinance

Staff was requested to provide the Duncannon Borough with interim comments to facilitate the process of finalizing this ordinance. Staff followed through with this request while advising the Commission's official letter would be finalized on this date. Staff also reviewed the ordinance and found it to be consistent with the Perry County Comprehensive Plan.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the letter prepared by staff supporting passage of the ordinance with minor recommended edits. The letter also recommended Township Board of Supervisors review all

floodplain provisions in the municipal subdivision and land development ordinance and the municipal zoning ordinance to assure continued consistency. The motion was seconded by Mr. Rice and passed unanimously.

4). Penn Township Floodplain Ordinance

Mr. Finnerty stated staff was requested to provide the Penn Township with comments on the draft update to the Penn Township Floodplain Ordinance. Staff reviewed the ordinance and found it to be consistent with the Perry County Comprehensive Plan. From this determination staff prepared a letter of support for the Plan for the Perry County Planning Commission to consider.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the letter prepared by staff supporting passage of the ordinance with minor recommended edits. The letter also recommended Township Board of Supervisors review all floodplain provisions in the municipal subdivision and land development ordinance and the municipal zoning ordinance to assure continued consistency. The motion was seconded by Mr. Rice and passed unanimously.

5). Draft Juniata County Comprehensive Plan

Mr. Frank Chlebnikow with RETTEW Associates, Inc. requested the Commission's review of the Juniata County Comprehensive Plan.

Staff evaluated the request for funding and found it to be consistent with the Perry County Comprehensive Plan. From this determination staff prepared a letter of support for the Plan for the Perry County Planning Commission to consider.

A motion was made by Mr. Rice to authorize the Chairman to sign the letter prepared by staff supporting the adoption of the Plan. The motion was seconded by Mr. Meek and passed unanimously.

8. ADJOURNMENT

Mr. Rice motioned to adjourn the meeting at 9:35 PM. The motion was seconded by Mr. Meek and passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, June 17, 2009 at 6:30 PM. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building.

Respectfully submitted,

Robert E. Shaffer, Sr.

Robert E. Shaffer, Sr.
Secretary