

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 15, 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. Tom Palm, and Joe Burget were in attendance as visitors to be heard. Jason Finnerty of the staff was present.

2. MINUTES

Mr. Meek motioned to approve the May 20, 2009 minutes as prepared. Mr. Graupensperger seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. Palm and Mr. Burget were in attendance for the portion of the agenda devoted to the Perry County Subdivision and Land Development Ordinance update. Mr. Palm was also in attendance for the William W. Wagner and Sharon M. Wagner Subdivision in Blain Borough (File #09-079), the Reuben G. King and Esther M. King Subdivision in Southwest Madison Township (File #09-066). Mr. Burget was in attendance for the two Jan C. and Kathleen S. Reapsome Subdivisions (File #09-027 and #09-059). Michael R. and Kristen R. Wise Subdivision in Southwest Madison Township (File #09-077), the Kenneth W. and Jennifer R. Morrison Subdivision in Landisburg Borough (File #09-042), the John and Teresita McCrae Land Development Plan in Toboyne Township (File #09-53) and the Ray S. Earnest and Betty J. Earnest Subdivision in Toboyne Township (File #09-078).

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.

Staff stated due to the number of subdivision and land development applications on the monthly meeting agenda it would refrain from offering any communications, however if any of the members wanted any highlighted staff would read the requested letter.

None of the Commission members requested any additional information on the communications list attached to the official copy of these minutes.

B. Payment of Expenses

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

To the TCRPC for monthly collected fees:

Check #1059 -----\$1,130.00
Check #1060 -----\$925.00

5. REPORTS

A. Treasurer's Report

Mr. Graupensperger motioned to accept the Treasurer's Reports in the form of a financial statement for the period of January 1, 2009 through May 31, 2009 and January 1, 2009 through June 30, 2009 for filing subject to audit. Mr. Meek seconded the motion and the motion passed unanimously.

B. Staff Report

Mr. Finnerty stated Ms. Leah Rowand is now an official staff member assisting with the review of subdivision and land development plans in Perry County.

6. UNFINISHED BUSINESS

A. Progress: Regional Transportation Project, 2007-2008

Mr. Finnerty stated the TCRPC Park and Ride Study is now underway. Staff also mentioned the RTP and RGMP projects are ramping up with meetings scheduled in Perry County for July 21 and 28, and August 4.

Chairman Turner indicated the Millerstown, Newport, and Duncannon/Clarks Ferry have all been discussed. Some other park and ride facilities he also mentioned were the not so identifiable lot near Penn DOT's maintenance shed along SR 1020 and the lot along SR 0104.

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.

Mr. Finnerty stated the Final Phase 1 Plan for Rockville Estates Subdivision in Marysville Borough was nearing its final approval by Council. Council and the developer were working on the final developer's agreement. Mr. Graupensperger indicated it was his understanding the Penn DOT highway occupancy permit had expired and would have to be renewed.

C. Multi-Hazard Mitigation Plan

Staff indicated the consultant finished its final obligation of its contract by holding the training for the Special Needs Software in Lewistown, PA.

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

Mr. Finnerty stated staff had nothing to report on the Regional Action Plan for Land Use, Transportation, and Economic Development

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

Mr. Finnerty stated staff had nothing to report on the Potential Zoning Workshop

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval/Disapproval

a). Subdivision File #09-027 Jan C. and Kathleen S. Reapsome/Southwest Madison Township

Staff stated the office received a letter from the applicant's agent requesting the withdrawal of the application.

A motion was made by Mr. Meek to accept the written request to withdraw the application. The motion was seconded by Mr. Rice and the motion passed unanimously.

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

Staff stated the office received a letter from the applicant's agent granting an extension to the review time for the application. Mr. Palm indicated he was still working to prepare a revised plan to take into account stormwater as the PCPC requested.

A motion was made by Mr. Rice to accept the applicant's granting of 1a 90-day extension to the application. The motion was seconded by Mr. Meek and passed unanimously.

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

Mr. Finnerty stated the office received a telephone message from the Tyrone Township Secretary, Mr. Michael Shaffer concerning Wineberry Drive a private

drive located in the Township. He stated Mr. Shaffer's message was returned in June to the number he provided. The message was left with one of his employees at his store to have the Township provide written comment on the matter. As of the meeting the Township had not provided the requested letter.

Mr. Burget stated he had met with Tyrone Township to discuss their concerns regarding the number of properties utilizing the private drive. Mr. Burget also stated he was providing the PCPC a copy of the most recent Landisburg Borough Council meeting minutes. Mr. Finnerty indicated the minutes did not specify any the Borough's thoughts regarding curbing. Chairman Turner concurred and stated the Borough minutes presented by Mr. Burget did not provide information pertaining to curbing.

Mr. Rice motioned to grant waivers to §§302 and 303 for pre-application plan requirements, §§304 and 305 for preliminary plat requirements, §301.3 for the overall plan sheet size, §301.3.B for the soils characteristics report, §301.3.C for the plat scale, §301.3.E for the plan drawing, §507 for sidewalks, and §507 (gutters and curbing) subject to the receipt of confirmation from Landisburg Borough curbing would not be necessary. The motion was seconded by Mr. Meek and passed unanimously.

Mr. Rice motioned to approve the plan conditioned on the removal of all notations pertaining to Northeast Madison and Saville Townships. The motion was seconded by Mr. Meek and passed unanimously.

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

Staff read through the County Engineer's first set of review comments. Mr. Burget requested the PCPC table the application as his company did not have a response to the County Engineer's comments prepared for the meeting.

A motion was made by Mr. Meek to accept the applicant's granting of a 90-day extension to the application and to table the plan. The motion was seconded by Mr. Rice and passed unanimously.

e). Subdivision File #09-027 Jan C. and Kathleen S. Reapsome/Southwest Madison Township

Mr. Burget stated he wanted to withdraw his applicant's plan.

Staff stated the office needed a letter for the file requesting the withdrawal of the application. Mr. Burget prepared the letter and submitted the request on his client's behalf.

Mr. Burget also indicated he would like to have his client's fees reimbursed. Chairman Turner indicated the Perry County Planning Commission is not authorized to refund the applicant on the withdrawal of an application. Staff indicated it had already invested time preparing a review for the application which is a county expense. The rest of the members agreed that the applicant would need to make the request directly to the Perry County Commissioner's.

A motion was made by Mr. Meek to accept the written request to withdraw the application. The motion was seconded by Mr. Rice and the motion passed unanimously.

f). Subdivision File #09-066 Reuben G. King and Esther M. King/Southwest Madison Township

Mr. Palm presented indicated he would like to discuss staff's last comment with the PCPC.

Staff went over the list of requested waivers for the plan.

Mr. Meek motioned to grant waivers to §§302 and 303 for pre-application plan requirements, §§304 and 305 for preliminary plat requirements, §301.3 for the overall sheet size, §301.3.B for the soils characteristics report, §301.3.C for the outline map, §301.3.E for the plan drawing and elevation contour interval, and §502.1.A. for monuments. The motion was seconded by Mr. Rice and passed unanimously. The decision was subject to the receipt of the PADEP non-building waiver.

Mr. Graupensperger motioned to approve the plan conditioned on the removal of the second sentence listed under Plan Note #1. The motion was seconded by Mr. Rice and passed unanimously.

g). Subdivision File #09-067 Stephen F. Huyard and Emanuel B. Esh/Toboyne Township

Staff went over the list of requested waivers for the plan.

There was some discussion regarding stormwater management.

Mr. Meek motioned to grant waivers to §§302 and 303 for pre-application plan requirements, §§304 and 305 for preliminary plat requirements, §301.3 for the overall sheet size, §301.3.B for the soils characteristics report, §301.3.E for the elevation contour interval, and §502.1.A. for monuments. The motion was seconded by Mr. Graupensperger and passed unanimously with Mr. Rice abstaining. The decision was subject to the receipt of the PADEP sewage facilities planning module.

Mr. Meek motioned to approve the plan as prepared. The motion was seconded by Mr. Graupensperger and passed unanimously with Mr. Rice abstaining.

h). Subdivision File #09-077 Michael R. and Kristen R. Wise/Southwest Madison Township

Staff went over the list of requested waivers for the plan.

Mr. Graupensperger motioned to grant waivers to §§302 and 303 for pre-

application plan requirements, §§304 and 305 for preliminary plat requirements, §301.3 for the overall sheet size, §301.3.B for the soils characteristics report, §301.3.C for the outline map, §301.3.E for the plan drawing and §301.3.F. for the location map. The motion was seconded by Mr. Rice and passed unanimously. The decision was subject to the receipt of the PADEP non-building waiver and municipal comment.

Mr. Graupensperger motioned to approve the plan as prepared. The motion was seconded by Mr. Rice and passed unanimously.

i). Subdivision File #09-078 Ray S. Earnest and Betty J. Earnest/Toboyne Township

Staff went over the list of requested waivers for the plan.

Mr. Meek motioned to grant waivers to §§302 and 303 for pre-application plan requirements, §§304 and 305 for preliminary plat requirements, §301.3 for the overall sheet size, §301.3.B for the soils characteristics report, §301.3.C for the outline map, §301.3.E for the plan drawing and elevation contour interval, and §301.3.F. for the location map. The motion was seconded by Mr. Graupensperger and passed unanimously with Mr. Rice abstaining. The decision was subject to the receipt of the PADEP non-building waiver and municipal comment.

Mr. Meek motioned to approve the plan conditioned on the following:

1. The reference to Lot #7A needs to be removed within the limits of the described Lot 1-A area.
2. The standard PennDOT highway occupancy note is required to be placed on the plan.
3. The word “property” is misspelled in listed waiver #8 on the plan.

The motion was seconded by Mr. Graupensperger and passed unanimously with Mr. Rice abstaining.

j). Subdivision File #09-079 William W. Wagner and Sharon M. Wagner/Blain Borough

Staff reviewed its initial review comments dated July 8, 2009 with the PCPC. The PCPC requested staff to forward the plan to the County Engineer to review the stormwater management plan.

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

2). 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. Graupensperger 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. Rice and passed unanimously. A copy of the Review and Report Table is attached to the file copy of these minutes.

B. Other Matters

1). Perry County Greenways, Parks, Recreation, and Open Space Study

Mr. Finnerty stated the RETTEW team has been selected to undertake the preparation of the Perry County Greenways, Parks, Recreation, and Open Space Study. RETTEW staff will be partnering with Toole Recreation Planning and YSM. Presently the contract is being signed and work should begin in early August.

2). Rye Township Floodplain Ordinance

Mr. Finnerty stated due to the timing of the request and the need to expedite a response to Rye Township, staff forwarded the Township a staff review letter to provide comment on June 17, 2009.

Mr. Rice motioned to approve the letter prepared by staff ratifying staff's prior review comments. The motion was seconded by Mr. Meek and passed unanimously.

3). Appalachian Trail Act (Act 24)

Staff informed the PCPC of a workshop held in Grantville to implement Act 24. Within the last week, staff met to structure an approach for the Region.

8. ADJOURNMENT

Mr. Meek motioned to adjourn the meeting at 9:17 PM. The motion was seconded by Mr. Rice and passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, August 19, 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