

## DAUPHIN COUNTY PLANNING COMMISSION

### Minutes of the Meeting

January 9, 2006

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, January 9, 2006 in the Commission's Second Floor Conference Room in the Dauphin County Veteran's Office Building, Harrisburg, PA. Chairman Kerschner called the meeting to order at 4:20 p.m. The meeting was preceded by applicant presentations for funding under the Transportation Enhancement/Home Town Streets/Safe Routes to School Program.

### ROLL CALL

Those members present were Mr. Kerschner, Mr. Carney, Mr. Tom Clark, Mr. Paul Clark, Mr. Memmi, Mr. Sedesse, Mr. Shaffer and Mr. Tunnell. Also present were Messrs. Szymborski, Reardon, Millard, and Sundara and Mss. Park and Henke of the staff. In addition, Mr. Sheth, representing Comfort Suites and Mr. Craig an East Hanover Township resident were present for the meeting.

### MINUTES APPROVAL

On a motion by Mr. Sedesse, seconded by Mr. Tom Clark, the Commission approved the minutes of the December 5, 2005 meeting as written.

### REORGANIZATION

On a motion by Mr. Kerschner, seconded by Mr. Shaffer, Mr. Paul Clark was nominated for Chairman.

On a motion by Mr. Shaffer, seconded by Mr. Tunnell, Mr. Tom Clark was nominated for Vice-Chairman.

On a motion by Mr. Carney, seconded by Mr. Kerschner, Mr. Sedesse was nominated for Secretary.

On a motion by Mr. Sedesse, seconded by Mr. Carney, Mr. Shaffer was nominated for Treasurer.

A consensus vote indicated approval of the nominations.

### COMMUNICATIONS AND BILLS

#### 1. Communications

Mr. Szymborski reported a letter has been received from the Paxton Creek Watershed and Education Committee thanking the Commission for its comments and giving an update on its project. A final copy of the watershed project should be available in two months.

2. Payment of Expenses

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission approved transfer of funds for the following expense:

To TCRPC for December Subdivision Fees:  
Transfer..... \$1,392.00

REPORTS

1. Treasurer's Report

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Treasurer's Report in the form of a Financial Statement for the period of January 1, 2005 through December 31, 2005 was accepted for filing and audit. A copy of the Treasurer's Report is attached to the file copy of these minutes.

2. Committees:

Mr. Paul Clark thanked Mr. Kerschner for his service as Chairman to the Dauphin County Planning Commission for 2005.

UNFINISHED BUSINESS

A. Regional Transportation Planning Project, 2005-06

B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of December was distributed to those members present. A copy is attached to the file copy of these minutes.

NEW BUSINESS

A. Subdivision/Land Development Matters

1. Approval/Disapproval

**Howard and Louise Todd – Elizabethville Borough**

On a motion by Mr. Kerschner, seconded by Mr. Sedesse, a waiver was granted to waive the preliminary plan stage for the plan. On a motion by Mr. Kerschner, seconded by Mr. Sedesse, the plan was approved contingent the area of the lots being shown on the plan.

### **Ney & Miller Sketch Plan – Williams Township**

There was discussion on the issues surrounding this sketch plan. It was the consensus of the Commission a modification of the lot width provisions could be requested if input from the municipality as to its recommendation were also available.

### **Kiracofe–Interpretive Request of Land Development – Williams Twp.**

Discussion centered on the requirement of a land development plan for a temporary mobile home while the primary residence is being renovated. Temporary buildings might not be considered land development under the Code; therefore, the Township might be able to issue the permits to accomplish this through its building permit process. Additional information from the applicant and Township may be needed.

#### **2. Review /Comment**

On a motion by Mr. Tom Clark, seconded by Mr. Sedesse, a motion was passed to ratify the reviews of the 17 plan applications listed and attached to the file copy of these minutes.

#### **B. Zoning Amendment Reviews**

##### **1. East Hanover Township – Text Amendment – Maximum height in Interchange Commercial Zone**

After discussion from staff and the public and on a motion by Mr. Memmi, seconded by Mr. Kerschner, the Commission recommended approval of this amendment giving consideration to staff/public comments.

##### **2. Harrisburg City – Text Amendment – Establish Floor Area Ration, allow high-rise residential/hotel/restaurant uses, increase maximum height to 90 feet**

The provision change is recommended in the SPD overlay district affecting properties from Front and McClay Streets to Verbeke Streets. After a presentation from Mr. Sundara and on a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission recommended approval of this amendment giving consideration to staff comments.

##### **3. Middle Paxton Township – Text Amendment – Revise Steep Slope Standards and add Riparian Buffers Strip standards**

##### **4. Middle Paxton Township – Text Amendment – Definitions of Riparian Buffers Strips and Disturbance (site)**

On a motion by Mr. Tom Clark, seconded by Mr. Kerschner, the above two amendments were recommended for approval by the Commission with support for the staff comments.

5. Susquehanna Township – Text Amendment – Revise definition of Group Home and Yard Requirements on corner lots

After considerable discussion on this proposal, it was requested the Township clearly indicate what specific objective is to be accomplished by requiring group home occupants to reside in such a home for a term of not less than one year. Upon clarification, the Commission will revisit the issue at its February meeting. With regard to changes in the front building setback line, the commission recommended not to adopt the proposal. The actions were made on a motion was made by Mr. Sedesse, seconded by Mr. Tom Clark and passed unanimously.

C. Subdivision Amendment Review

1. Middle Paxton Township – Text Amendment – Riparian Buffer Strips added as a plat specification requirement

On a motion by Mr. Kerschner, seconded by Mr. Sedesse, the Commission recommended approval of this amendment.

D. Intergovernmental Reviews

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission authorized letters of support to be sent for intergovernmental reviews #2006-01 through #2006-03

D. Sewage Module Reviews

On a motion by Mr. Tunnell, seconded by Mr. Kerschner, the Commission ratified staff comments to DEP for sewage modules #2006-01 through #2006-04.

E. Transportation Project Prioritizations: TE/SRS Program

Prior to the meeting, presentations were held by the applicants for transportation funding. After much discussion and deliberation, on a motion by Mr. Kerschner, seconded by Mr. Shaffer, the Commission prioritized its top transportation projects as follows:

<u>Rank</u>	<u>Sponsor</u>	<u>Project</u>
1.	Elizabethville Borough	Route 225 - Sidewalk and Curbing Replacement
2.	St. Catherine Laboure School	Derry and 40 <sup>th</sup> Streets Improvements
3.	Harrisburg City	Safe Routes to School Crosswalk Project

4. Steelton Borough Main Street Improvements

On a motion by Mr. Carney, seconded Mr. Sedesse the Commission voted to draft a letter of support for a fifth project, the Walnut Street Bridge to be considered as a project of statewide significance.

F. Local Planning Commission Agreements

With a thank you to the Dauphin County Commissioners for their continued support of the Program and on a motion by Mr. Kerschner, seconded by Mr. Tom Clark the Commission voted to enter into Local Planning Assistance Contracts with the following municipalities:

Conewago Township	Halifax Township
Highspire Borough	Hummelstown Borough
Jefferson Township	Lower Swatara Township
Lykens Township	Middle Paxton Township
Penbrook Borough	Royalton Borough
Steelton Borough	Susquehanna Township
Swatara township	Upper Paxton Township
Washington Township	West Hanover Township
Wiconisco Township	Williams Township

ADJOURNMENT

There being no further business, Chairman Paul Clark, adjourned the meeting at 6:18 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, February 6, 2006** in the Commission's Second Floor Conference Room.

Respectfully submitted,

*Peter Sedesse*

Peter Sedesse  
Secretary