

# DAUPHIN COUNTY PLANNING COMMISSION

## Minutes of the Meeting

February 6, 2006

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, February 6, 2006 in the Commission's Second Floor Conference Room in the Dauphin County Veteran's Office Building, Harrisburg, PA. Chairman Paul Clark called the meeting to order at 4:04 p.m.

### ROLL CALL

Those members present were Mr. Paul Clark, Mr. Carney, Mr. Tom Clark, Mr. Lenker, Mr. Memmi, Mr. Oellig, Mr. Sedesse, Mr. Shaffer and Mr. Tunnell. Also present were Messrs. Szymborski and Reardon, and Ms. Park of the staff. Ms. Ney, Ms. Miller, Mr. Foreman, and Mr. Shertzer were in attendance as guests.

### MINUTES APPROVAL

On a motion by Mr. Carney, seconded by Mr. Sedesse, the Commission approved the minutes of the January 9, 2006 meeting as written.

### COMMUNICATIONS AND BILLS

#### 1. Communications

A letter has been received from the City of Harrisburg thanking the Commission for its comments from the January meeting on the recent Special Plan Development District amendments. The comments have been incorporated into the City's proposal.

#### 2. Payment of Expenses

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

To TCRPC for January Subdivision Fees:  
Transfer..... \$2,479.00

### REPORTS

#### 1. Treasurer's Report

On a motion by Mr. Sedesse, seconded by Mr. Carney, the Treasurer's Report in the form of a Financial Statement for the period of January 1, 2006 through January 31, 2006 was accepted for filing and audit. A copy of the Treasurer's Report is attached to the file copy of these minutes.

2. Staff:

Mr. Szymborski reported the Commission has an intern from Shippensburg University assisting two days per week in the development of the Jefferson Township Comprehensive Plan.

Mr. Szymborski further reported Mr. Reardon had participated in a summary presentation of the Lower Dauphin Area Regional Planning Group's regional Comprehensive Plan.

UNFINISHED BUSINESS

A. Regional Transportation Planning Project, 2005-06

A request to Transportation Secretary Biehler from the HATS organization for \$25M in spike money was made to fund transportation project requests. This money would be used to maintain the existing transportation program. The only regional project proposed to be added to the new TIP is Phase One of the Jednota/PSU Access project. The spike funding would allow the area to maintain fiscal constraint with its program, however, the issue of obligated versus authorized dollars must still be addressed.

The Cumberland County Commissioners have put forward \$1.05M in funding for the Lemoyne Connector rail project with the contingency that the project be for Bus Rapid Transit (BRT) use only. Representative Nailor recently attached to a PA House Resolution, a proposal which would link the Lemoyne Connector project with Stella Street grade separation project. A meeting is planned with Secretary Biehler to discuss the future of this connection.

B. Local Planning Assistance Report.

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

C. Comprehensive Plan/LUPTAP Grant

Mr. Szymborski reported his discussions with the PA DCED concerning our grant proposals for completing the Dauphin and Perry Comprehensive Plans as well as the Model Subdivision/Land Development and Zoning Ordinances was very optimistic, although no formal action has been taken yet. The Dauphin County Commissioners have already matched its half of the local share to provide for outreach to public officials.

NEW BUSINESS

A. Subdivision/Land Development Matters

1. Sketch Plan

**Ney & Miller – Williams Township**

On a motion by Mr. Carney, seconded by Mr. Sedesse, a waiver was granted to waive the preliminary plan stage if a plan is submitted. The consensus of the Commission would be to allow a modification of the frontage requirements should a plan be submitted contingent upon several issues being addressed. In addition, any plan submitted would need to show the driveway configuration and describe any access easements necessary. The issue of a sewer extension versus on-lot disposal would need to be resolved, a note indicating no additional subdivision of lots would have to be on the plan and the position of the municipality as to the plan would have to be in writing.

On a motion by Mr. Carney, seconded by Mr. Lenker, the Commission concurred with the direction given as discussed.

2. Review /Comment

On a motion by Mr. Carney, seconded by Mr. Tom Clark, a motion was passed to ratify the reviews of the 22 plan applications listed and attached to the file copy of these minutes. It should be noted Mr. Shaffer recused himself from plans #20 and #25, while Messrs. Paul Clark, Tom Clark and Memmi, recused themselves from plan #24.

B. Spring Creek Nursing Facility

Mr. Bruce Foreman representing Dauphin County made a presentation as to the proposed sale of the Spring Creek Nursing Facility. The presentation is required by the Municipalities Planning Code (Act 247) which requires a County Planning Commission recommendation prior to a sale of County property. Mr. Foreman indicated no decision to sell the facility has been made, although the Commissioners are looking at RFPs for the continued operation of a nursing care facility by a private provider for a minimum of 15 years. On a motion by Mr. Carney, seconded by Mr. Tunnell, the Planning Commission recommended the approval of the sale contingent upon the continuation of nursing care services.

C. Stormwater Management Ordinance – Swatara Township

On a motion by Mr. Shaffer, seconded by Mr. Tom Clark, the Commission recommended the Township's adoption of the proposed stormwater management ordinance.

D. Sewage Module Reviews

On a motion by Mr. Lenker, seconded by Mr. Tunnell, the Commission ratified staff comments to DEP for sewage module #2006-05.

E. 2005 Annual Ethics Statements

Mr. Szymborski reminded the Commission members they needed to complete the Ethics Statement forms as per the request by the Chief Clerk. They can be returned at the next meeting.

F. Local Planning Commission Agreements

On a motion by Mr. Tom Clark, seconded by Mr. Carney the Commission voted to enter into Local Planning Assistance Contracts with the following municipalities:

East Hanover Township  
Lykens Borough  
Middletown Borough

Lower Paxton Township  
Millersburg Borough

ADJOURNMENT

There being no further business, on a motion by Mr. Carney, seconded by Mr. Oellig, the meeting adjourned at 5:01 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, March 6, 2006** in the Commission's Second Floor Conference Room.

Respectfully submitted,

*Peter Sedesse*

Peter Sedesse  
Secretary