

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 5, 2006

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, June 5, 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 4:00 p.m.

ROLL CALL

Those members present were Mr. Paul Clark, Mr. Tom Clark, Mr. Kerschner, Mr. Memmi, Mr. Oellig, Mr. Sedesse, Mr. Shaffer, and Mr. Tunnell. Also present were Messrs. Szymborski, Reardon and Ms. Park of the staff.

MINUTES APPROVAL

- ♦ On a motion by Mr. Sedesse, seconded by Mr. Kerschner, the Commission approved the minutes of the May 1, 2006 meeting.

COMMUNICATIONS AND BILLS

1. 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 May Subdivision Fees:
Transfer..... \$2,267.00

REPORTS

1. Treasurer's Report

On a motion by Mr. Shaffer seconded by Mr. Tom Clark, the Treasurer's Report in the form of a Financial Statement for the period of January 1, 2006 through May 30, 2006 was accepted for filing and audit. A copy of the Treasurer's Report is attached to the file copy of these minutes.

UNFINISHED BUSINESS

A. Regional Transportation Planning Project, 2005-06

Mr. Szymborski reported the Technical Committee recommended conditional approval of the TIP contingent upon resolution of any public comment and air quality issues. Since the Coordinating Committee can not make conditional

approval, it will hold a special meeting in July to approve the TIP for inclusion in the State's Implementation Plan.

B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of May 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. Review /Comment

On a motion by Mr. Tom Clark, seconded by Mr. Shaffer, a motion was passed to ratify the reviews of the 28 plan applications listed and attached to the file copy of these minutes. It should be noted Mr. Tom Clark, recused himself from plan #119, while Mr. Kerschner abstained from plan #125.

B. Zoning Amendment Reviews

1. Derry Township – Map Amendment – Commercial Recreation to Commercial Entertainment at Parkview Golf Course

On a motion by Mr. Kerschner, seconded by Mr. Paul Clark, with Mr. Memmi abstaining, the Commission acted on a 6-0-1 vote to recommend approval of the proposal due to its compliance with the Township and County Comprehensive plans as well as consistency with adjoining property.

2. Lower Swatara Township - Text Amendment – Permit a residential retirement facility as a special exception in the Commercial Neighborhood District

On a motion by Mr. Sedesse, seconded by Mr. Paul Clark, the Commission acted to recommend approval of the proposal due to consistency with the municipal comprehensive plan and giving consideration to staff comments.

3. West Hanover Township – Map Amendment – Flexible Rural Agriculture to Neighborhood Commercial at 7943 Red Top Road

On a motion by Mr. Sedesse, seconded by Mr. Tom Clark, with Mr. Oellig abstaining, the Commission acted to recommend disapproval of the proposal based on lack of need due to existing opportunities for this type of development in addition the proposal would create environmental and traffic issues.

C. Sewage Module Reviews

On a motion by Mr. Kerschner, seconded by Mr. Sedesse, the Commission ratified staff comments to DEP for sewage modules #2006-21 and #2006-22.

D. Dauphin County Planning Commission Website

Ms. Park distributed a listing of various information topics which were being considered for inclusion on the Commission's website. There was general consensus the information suggested be used and posted to the site. Mr. Szymborski indicated several of the information suggestions were in response to the Dauphin County Commissioner's Economic Development Summit held earlier this year.

E. Commission Mission Statement, Goals and Functions

The consensus of the members was to support the proposed statements contingent upon a language change being made to the mission statement. If no additional amendments/corrections were received, the Commission had previously acted to authorize printing and distribution.

F. Developments of Regional Impact

After discussion and at the discretion of the Chairman, the issue remained tabled to allow for distribution to the County Commissioners and Solicitor review and comment. Several questions concerning the proposal were discussed regarding the sunshine act and definitions of certain terms. Mr. Szymborski was directed to send the request to the Commissioners under the Chairman's signature block.

G. County Economic Summit – Committee Recommendations

Mr. Szymborski, as a follow-up to the Dauphin County Economic Summit, distributed the recommendations of the subcommittees as presented at the recent breakfast meeting.

H. Local Planning Assistance Agreement – Paxtang Borough

On a motion by Mr. Kerschner, seconded by Mr. Paul Clark, the Commission approved entering into an agreement with Paxtang Borough.

I. Intergovernmental Reviews

On a motion by Mr. Sedesse, seconded by Mr. Shaffer the Commission voted to send a letter supporting application #2006-13, Millersburg Area Authority's Growing Greener application for improvements to its treatment plant in order to meet the projected Chesapeake Bay strategies for nutrient cap loads.

ADJOURNMENT

There being no further business, on a motion by Mr. Tom Clark, seconded by Mr. Kerschner, the meeting adjourned at 5:22 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Wednesday, July 5, 2006** in the Commission's Second Floor Conference Room.

Respectfully submitted,

Peter Sedesse

Peter Sedesse
Secretary