

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 6, 2006

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, November 6, 2006 in the Commission's Second Floor Conference Room in the Dauphin County Veteran's Office Building, Harrisburg, PA. Vice-Chairman Tom Clark called the meeting to order at 4:00 p.m.

ROLL CALL

Those members present were Mr. Tom Clark, Mr. Kerschner, Mr. Memmi, Mr. Oellig, Mr. Sedesse, Mr. Shaffer and Mr. Tunnell. Also present were Messrs. Szyborski and Reardon of the staff. Matt Deardorff a student at Shippensburg University was in attendance as a guest.

MINUTES APPROVAL

- ♦ On a motion by Mr. Sedesse, seconded by Mr. Kerschner, the Commission approved the minutes of the September 5, 2006 meeting.

COMMUNICATIONS AND BILLS

1. Communications

- ♦ Dauphin County Cooperative Extension – a notice inviting participation at its 89th Annual Meeting on November, 13 at 6:00 PM
- ♦ Commissioner Nick DiFrancesco – a copy of a letter to Harrisburg City indicating Dauphin County Commissioner support for the WCI hotel proposal in Harrisburg
- ♦ Perry County Planning Commission – a response to DCPC review of the Perry County Comprehensive Plan addressing our comments

2. Payment of Expenses

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

To TCRPC for October Subdivision Fees:
Transfer..... \$2,143.00

REPORTS

1. Treasurer's Report

On a motion by Mr. Oellig, seconded by Mr. Sedesse, the Treasurer's Report in the form of a Financial Statement for the period of January 1, 2006 through October 31, 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, 2006-07

Mr. Szymborski reported discussion at the recent HATS meeting focused on the cost versus the expected revenues of projects in the Regional Transportation Plan, including the Interstate System. The Commonwealth is awaiting the recommendations of the Transportation Funding and Reform Commission, however, legislative action is unlikely this year due to the impending vacation period and change in legislative representation. The anticipated HATS base allocation will not be enough to fund the identified projects.

The Regional Transportation Plan is on schedule for a public participation event on November 15 at Strawberry Square with a comment period for air quality analysis and public comment in the late October/early November timeframe.

Mr. Oellig questioned the truck counts on Interstate 81 and the rationale behind collecting truck taxes and spending those funds. Mr. Memmi mentioned Pennsylvania receives, from the federal Government \$1.16 for every \$1.00 sent to Washington.

B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of October 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

Millersburg Borough – Brett & Tamie White

On a motion by Mr. Sedesse, seconded by Mr. Tunnell, the Commission approved the plan. In addition a request to waive the Preliminary Plan process was approved.

2. Review /Comment

On a motion by Mr. Kerschner, seconded by Mr. Shaffer, a motion was passed to ratify the reviews of the 24 plan applications listed and attached to the file copy of these minutes. It should be noted Mr. Shaffer abstained from action on plan #06-232.

B. Zoning Amendment Reviews

1. Derry Township – Map Amendment – Rezone three parcels from Public to Downtown Commercial, located at the intersection of Hockersville Road and

West Areba Avenue and the intersection of Mill Street and West Areba Avenue

On a motion by Mr. Sedesse, seconded by Mr. Kerschner, the Commission voted 5-0-2 with Messrs. Memmi and Tom Clark abstaining, to recommend approval.

2. Swatara Township - Text Amendment – Add definition of “Indoor Health Clubs/Physical Fitness Facilities” and add as a permitted use in the Commercial General and Manufacturing General Districts along with associated parking standards.

On a motion by Mr. Shaffer, seconded by Mr. Oellig, the Commission acted to recommend approval of the proposed revisions.

3. Washington Township – Map Amendment – Rezone four parcels from Residential Low Density and Light Industrial to Commercial, located along Route 209 just east of Elizabethville.

On a motion by Mr. Sedesse, seconded by Mr. Shaffer, the Commission voted to recommend the amendment contingent the Township’s proposed Future Land Use Plan be adopted.

C. Subdivision and Land Development Ordinance Amendment Review

1. Derry Township – Minor Street Right-of-Way Specifications

On a motion by Mr. Shaffer, seconded by Mr. Oellig the Commission voted 5-0-2 to recommend approval with Messrs. Tom Clark and Memmi recusing themselves from any discussion.

D. Sewage Module Reviews

On a motion by Mr. Kerschner, seconded by Mr. Sedesse, the Commission ratified staff comments to DEP for sewage modules #2006-44 through #2006-50.

D. Local Planning Assistance Agreements - 2007

On a motion by Mr. Tom Clark, seconded by Mr. Shaffer, the Commission recommended entering into an agreement to provide 2007 LPA services to Gratz Borough and Lykens Township.

E. Other Business

Mr. Szymborski noted with regret the passing of long-time TCRPC member Harold Kling. Harold had been with the Commission since 1988 representing the Dauphin Southeast Plan Development Section.

ADJOURNMENT

There being no further business, on a motion by Mr. Sedesse, seconded by Mr. Shaffer, the meeting adjourned at 4:45 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, December 4, 2006** in the Commission's Second Floor Conference Room.

Respectfully submitted,

Peter Sedesse

Peter Sedesse
Secretary