

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 9, 2007

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, July 9, 2007 in the Commission's Second Floor Conference Room in the Dauphin County Veteran's Office Building, Harrisburg, PA. Mr. Shaffer called the meeting to order at 4:00 p.m.

ROLL CALL

Those members present were: Mr. Carney, Mr. Tom Clark, Mr. Memmi, Mr. Sedesse, Mr. Shaffer, and Mr. Tunnell (4:09 p.m.). Also present were Messrs. Szymborski, Reardon, Millard and Sundara of the staff.

MINUTES APPROVAL

- ♦ On a motion by Mr. Sedesse, seconded by Mr. Carney, the Commission approved the minutes of the June 4, 2007 meeting.

COMMUNICATIONS AND BILLS

1. Communications

Mr. Szymborski reviewed a request from Unison, a telecommunication investment group, asking DCPC staff for any available location information on existing cellular towers. Mr. Szymborski will work with the staff to identify such information.

An RFP was distributed for review by staff to Mr. Carl Dickson, Director, DC Parks and Recreation and Mr. Chad Saylor, Chief Clerk, Dauphin County regarding the Dauphin County Greenway Plan. DCPC Staff has been requested to administer this effort and is moving forward with the consultant selection process.

2. Payment of Expenses

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

- 1. To TCRPC for June Subdivision Fees:
 - Transfer..... \$1,181.85

REPORTS

1. Treasurer's Report

On a motion by Mr. Sedesse, seconded by Mr. Tom Clark, the Treasurer's Report in the form of a Financial Statement for the month ending June 30, 2007 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. Progress: Regional Transportation Planning Project, 2007-2008.

Mr. Szymborski reported the HPMS Traffic Counting Program is proceeding. Several count locations have been interrupted by construction. Staff will work with the Department to identify alternative locations for this year.

Mr. Szymborski noted staff is working to finalize revisions to the RTP/TIP process. These revisions will involve more municipal involvement, including additional details relating to project description and costs.

It was announced the Cumberland County Commissioners will conduct a Bus Rapid Transit (BRT) Study for the Carlisle to Harrisburg Corridor. Capital Area Transit has endorsed the study with the conditions there is no impact on the proposed Bus Service Study or the Corridor 1 and Corridor 2 efforts. HATS took similar action to support the study. Mr. Millard recently attended a meeting discussing some physical limitations to the existing rail infrastructure.

Mr. Szymborski indicated his concern for the lack of coordination with the local MPO with the proposed Corridor 2 initiative. Consultant selection has occurred and a scope of work drafted with no input by either the Harrisburg or Lebanon Area MPO.

The first meeting of the Smart Transportation subcommittee was held to discuss the objectives of the program. Mr. Szymborski was in attendance for this task force.

B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of June 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. Carney, a motion was passed to ratify the reviews of the 16 plan applications listed and attached to the file copy of these minutes. It should be noted; Mr. Tom Clark abstained from plan #2007-151.

B. Zoning Amendment Reviews

1. Londonderry Township – Map Change – Rezone property (TP#34-26-18) on north and south sides of Route 230 near intersection with Roslyn Road from Commercial to Agriculture.

On a motion by Mr. Sedesse, seconded by Mr. Tunnell, the Commission voted 6-0 to recommend approval of the proposed amendment.

2. Lower Paxton Township – Text Amendment – Miscellaneous amendments to Definitions, Districts, Environmental Protection, Parking, Buffering, and Landscaping Provisions.

On a motion by Mr. Tunnell, seconded by Mr. Carney, the Commission voted 6-0 to recommend approval of the proposed amendment with consideration given to staff concerns.

3. Lower Paxton Township – Map Change – Rezone parcel (TP# 35-034-044) on east side of Deaven Road between Jonestown Road and Devonshire Heights Road from Agriculture Residential to Open Space Development Overlay District.

On a motion by Mr. Carney, seconded by Mr. Tom Clark, the Commission voted 6-0 to recommend approval of the proposed amendment with conditions outlined in the staff review.

4. Lykens Township – Map Change – Rezone property (TP# 39-009-009) along Erdman Road near its intersection with Klinger Road from Residential to Agriculture.

On a motion by Mr. Sedesse, seconded by Mr. Carney, the Commission voted 6-0 to recommend approval of the proposed amendment with consideration given to alternatives noted in the staff review.

5. Penbrook Borough – Text Amendment – Miscellaneous amendments to townhouse condominium provisions related to fence, unit configuration and parking requirements

On a motion by Mr. Sedesse, seconded by Mr. Tom Clark, the Commission voted 6-0 to recommend approval of the proposed.

6. West Hanover Township – Text Amendment – Revisions to Neighborhood Commercial provisions related to lot areas, mix of uses, and lot widths.

On a motion by Mr. Carney, seconded by Mr. Memmi, the Commission voted 6-0 to recommend approval of the proposed amendment with considerations given to staff comments.

7. West Hanover Township – Map Change – Rezone property (TP# 68-016-039) at 7229 Linglestown Road from Rural Residential to Residential Low Density.

On a motion by Mr. Sedesse, seconded by Mr. Carney, the Commission voted 6-0 to recommend disapproval of the proposed amendment with comments.

- C. Subdivision Ordinance Amendment: Penbrook Borough – Condominium Homeowner Provisions.

On a motion by Mr. Carney, seconded by Mr. Tom Clark, the Commission voted 6-0 to recommend approval of the proposal.

- D. Highspire Borough Comprehensive Plan

On a motion by Mr. Sedesse, seconded by Mr. Tunnell, the Commission voted 6-0 to recommend approval of the new plan.

- E. Model Floodplain Ordinance – Dauphin County Conservation District

(See item F. for Commission action)

- F. Model Riparian Buffer Ordinance – Dauphin County Conservation District

On a motion by Mr. Carney, seconded by Mr. Sedesse, the Commission voted 6-0 to recommend approval of the two above noted proposals with consideration given to staff comments and the current model ordinances being prepared.

- G. Sewage Module Reviews:

On a motion by Mr. Sedesse, seconded by Mr. Tunnell, the Commission voted 6-0 to ratify the staff reviews of sewage modules # 07-24 through #07-25.

H. Intergovernmental Review – Steelton Borough International Food Markets

On a motion by Mr. Carney, seconded by Mr. Memmi, the Commission voted 6-0 to recommend support of the projects as indicated in the review letter.

I. Dauphin County Comprehensive Plan Update

Mr. Reardon indicated responses have been received from 39/40 of the Dauphin County municipalities (97.5%), with Susquehanna Township being the lone holdout. To date 37 of the 39 municipalities have responded with positive support representing 87.59% of the County population. Additional discussion was held as to how to bring the municipal support as close to 100 percent as possible. The Commission has received assistance from Matt Tunnell of Powers and Associates to aid garnering support of non-municipal organizations. In addition, Mr. Matt Tunnell and Mr. David LaTorre will be assisting staff with the design and drafting of an Executive Summary of the Plan for wider distribution. The Commissioners are anticipated to take action on the Plan in November.

J. Other

Mr. Szymborski indicated the subdivision map prepared for each month's meeting allows the identification of those plans received by staff with regard to their location to the Community Service Areas identified in the Regional Growth management Plan. After the calendar year ends, a percentage will be determined as to how many proposals fell within these boundaries of infrastructure availability.

ADJOURNMENT

There being no further business, on a motion by Mr. Carney, seconded by Mr. Sedesse, the meeting adjourned at 5:25 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, August 6, 2007** in the Commission's Second Floor Conference Room.

Respectfully submitted,
Peter Sedesse
Secretary