

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 3, 2008

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, March 3, 2008 in the Commission's Second Floor Conference Room of the Dauphin County Veteran's Office Building, Harrisburg, PA. Mr. Tunnell called the meeting to order at 4:00 p.m.

ROLL CALL

Those members present were: Mr. Carney, Mr. Paul Clark, Mr. Tom Clark (4:25pm), Mr. Kerschner, Mr. Memmi, Mr. Sedesse, and Mr. Tunnell. Also present were Messrs. Szymborski, Reardon, Millard, Sundara 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 February 4, 2008 meeting.

COMMUNICATIONS AND BILLS

- 1. Communications
- 2. Payment of Expenses

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

- 1. To TCRPC for February Subdivision Fees:
 - Transfer..... \$2,659.25

REPORTS

- 1. Chairman's Report

Mr. Tunnell indicated agenda item #6.b.7 would be moved to the first item under Zoning Amendment Reviews

- 2. Treasurer's Report

On a motion by Mr. Carney, seconded by Mr. Sedesse, the Treasurer's Report in the form of a Financial Statement for the month ending February 29, 2008 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 indicated Chip Millard submitted his resignation from the Commission to pursue employment in Washington DC. Advertisements for the position have been distributed.

UNFINISHED BUSINESS

A. Progress: Regional Transportation Planning Project, 2007-2008.

Mr. Szymborski noted the HATS TIP process is on-going, although clarification will be needed regarding a State mandate for each MPO area to meet targets for bringing structurally deficient bridges up to specifications. The availability of funding for other projects may be limited. There will likely be a role for the county planning commissions in prioritizing the local bridges that may fall under this mandate. Mr. Tunnell requested any information regarding the bridges that might assist in the decision-making, be forwarded in advance of the meeting.

Mr. Szymborski noted there would be a meeting on March 4th with Amtrak officials regarding the Burd Street Bridge and other issues. The main discussion point will be the environmental language in the contracts.

The intersection project at Cameron and Paxton Street, which would involve removal of the existing railroad bridge, will have a PUC field view leading to a determination by the PUC of responsibility for the project. PennDOT has indicated its desire to use HATS allocated money for the project, although that determination has not been made by the MPO.

The NEPA planning process for new project applications has been approved by HATS. A presentation to each county planning commission is being proposed.

B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of February 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. Kerschner, seconded by Mr. Paul Clark, a motion was passed to ratify the reviews of the 14 plan applications listed and attached to the file copy of these minutes. It should be noted, Mr. Memmi abstained from plans #2008-036 and -037.

2. Approval/Disapproval

Williams Township – Shoop and Sacred Heart of Jesus Church

No additional information was received from the engineer on this plan, therefore it remained tabled.

Berrysburg Borough – Thomas Rabenhold & Henninger Family Ltd., Inc.

On a motion by Mr. Paul Clark, with a second by Mr. Sedesse, the plan was approved, contingent upon addressing any staff comments. The motion included action approving the wavier requests for:

1. Preliminary Plan processing
2. Size of the plan
3. Scale of the plan

B. Zoning Amendment Reviews

1. Lower Paxton Township – Map Amendment – Rezone three parcels adjacent to Sportsman Golf Course from Agriculture Residential to Institutional and Conservation.

On a motion by Mr. Kerschner, seconded by Mr. Paul Clark, the Commission voted 7-0 to recommend approval of the proposed amendment giving consideration to staff comments.

2. Lower Paxton Township – Map Amendments – Rezone two parcels from Residential Low Density to Commercial General along Fritchey Street near its intersection with Holbrook Street

On a motion by Mr. Carney, seconded by Mr. Tom Clark, the Commission voted 7-0 to recommend disapproval of the proposed amendment.

3. Lower Paxton Township – Text Amendment – Revise regulations for residential retirement development in the Institutional District

On a motion by Mr. Paul Clark seconded by Mr. Sedesse, the Commission voted 7-0 to recommend approval/disapproval of the proposed amendment as described in the municipal response as prepared by staff.

4. Lower Swatara Township – Text Amendment – Permit Traditional Neighborhood Development as a Special Exception in the Residential Suburban District

On a motion by Mr. Carney, seconded by Mr. Paul Clark, the Commission voted 6-0-1 to recommend approval of the proposed amendment with consideration given to staff comments. It should be noted Mr. Tom Clark abstained from action on this item.

(It should be noted Mr. Carney left the meeting at 4:51PM)

5. Lower Swatara Township – Map Amendment – Rezone Tax Parcel #36-002-003 along the south side of Longview Drive.

On a motion by Mr. Sedesse, seconded by Mr. Kerschner, the Commission voted 5-0-1 to recommend disapproval of the proposed amendment until the Township amends its Comprehensive Plan to indicate consistency. It should be noted Mr. Tom Clark abstained from action on this item.

6. Dauphin Borough – Text Amendment – Lot Areas and Widths in the R-2 Residential District

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

7. West Hanover Township – Map Amendment – Rezone five parcels near 122 South Hershey Road from Residential Suburban to Commercial Highway

On a motion by Mr. Paul Clark, seconded by Mr. Carney, the Commission voted 6-0 to recommend disapproval of the proposed amendment. *(Note: this item was moved to the first issue of attention under this section. Mr. Carney was in attendance, Mr. Tom Clark had not yet arrived)*

C. Subdivision and Land Development Ordinance Amendment

Steelton Borough – Preliminary Plat Submission Procedure

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

D. Lower Paxton Township Greenway Plan

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

E. Middletown Borough Act 537 Sewage Plan – Special Study on Nutrient Removal

On a motion by Mr. Kerschner, seconded by Mr. Sedesse, the Commission voted 6-0 to concur with staff comments which noted several minor inconsistencies to be corrected and the situation surrounding the not yet completed negotiations in accordance with the completion schedule and maximum flow capacity from Lower Swatara Township.

F. Sewage Module Reviews

On a motion by Mr. Paul Clark, seconded by Mr. Sedesse, the Commission ratified the reviews of Sewage Modules # 2008-06 through -08.

G. Dauphin County LPA Agreement

On a motion by Mr. Sedesse, seconded by Mr. Tom Clark, the Commission agreed to enter into a Local Planning Assistance agreement with Halifax Borough.

H. Stormwater Management Ordinance Review – East Hanover Township

On a motion by Mr. Paul Clark, seconded by Mr. Kerschner, the Commission recommended approval of the ordinance giving consideration to staff comments.

OTHER

Ms. Park indicated the Model Subdivision and Land Development and Model Zoning Ordinances are available for review on the Commission's website. Outreach activity to each Plan Development Section has begun. There will be a presentation to the County Planning Commissions at their next meetings with anticipated adoption at the TCRPC Full Commission meeting in April. Mr. Memmi expressed his disappointment in the municipal attendance given the work effort put into the projects. The attendance in the Northern Dauphin PDS was very good as noted by Mr. Sedesse.

Mr. Tunnell requested it be conveyed to staff his appreciation for the work effort for this meeting. Many of the items were complicated and required extra effort.

ADJOURNMENT

There being no further business, on a motion by Mr. Paul Clark, seconded by Mr. Tom Clark, the meeting adjourned at 5:36 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, April 7, 2008** in the Commission's Second Floor Conference Room.

Respectfully submitted,

Peter Sedesse

Secretary