

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 2, 2008

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, June 2, 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. Kerschner, Mr. Lenker, Mr. Memmi, Mr. Sedesse, Mr. Shaffer and Mr. Tunnell. Also present were Messrs. Szymborski and Reardon and Ms. Park of the staff. Messrs. Ed Fetter, Bob Fisher and Ron Lucas were present as guests.

MINUTES APPROVAL

On a motion by Mr. Sedesse, seconded by Mr. Carney, the Commission approved the minutes of the May 5, 2008 meeting.

COMMUNICATIONS AND BILLS

- 1. Communications
- 2. Payment of Expenses

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

- 1. To TCRPC for May Subdivision & Sewage Module Fees:
 Transfer..... \$2,998.61

REPORTS

- 1. Treasurer’s Report

On a motion by Mr. Carney, seconded by Mr. Shaffer, the Treasurer’s Report in the form of a Financial Statement for the month ending May 31, 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

The planning position focusing on environmental issues has been readvertised after an unsuccessful first round of applications. Applications are now being received with interviews scheduled.

The advertisement for the GIS Coordinator position has been placed on the APA/PPA website. Additional advertising is proposed if no successful candidates can be identified.

UNFINISHED BUSINESS

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

The Dauphin County outreach to municipalities for the model ordinances is beginning. Funding for the outreach is limited and staff is designing opportunities to best assist the municipalities within the given budget.

The Study Committee for the Dauphin County Parks, Greenway and Open Space project has met for the fourth time. The review of the existing inventory was the topic of the meeting. The next meeting is scheduled for June 19th.

The municipalities of Halifax Borough, Halifax, Jefferson, Rush and Wayne Townships have met to further the discussion of creating a multi-municipal comprehensive plan. An application for funding with PA DCED and the Dauphin County Commissioners is in process pending the outcome of an agreed upon Inter-municipal cooperation agreement.

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. Paul Clark, seconded by Mr. Carney, 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 #2008-083 thru -085 and Mr. Shaffer from plan #2008-096.

B. Zoning Amendment Reviews

(At this point Chairman Tunnell deviated from the agenda to allow guests to present information under item 6.b.7. under New Business)

7. East Hanover Township – Map Amendment – Rezone three parcels along Allentown Boulevard from Agricultural Reserve to Commercial. The parcels are adjacent to the West Hanover/East Hanover municipal boundary

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission recommended approval of the proposal with support for limited access along each corridor, by a vote of 8-0.

(At this point in the meeting, Chairman Tunnell returned to item 6.b.1 under New Business on the agenda)

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

1. Lower Paxton Township – Curative Amendment Noise Standards –

On a motion by Mr. Paul Clark, seconded by Mr. Sedesse, the Commission recommended, by a vote of 7-0, to forward to the Township Solicitor a recommendation for disapproval since no amendment has been submitted by the applicant.

2. Lower Paxton Township – Map Amendment – Rezone property (7 acres) along the south side of Devonshire Road approximately 1,600 feet east of its intersection with Hampton Court Road from Residential Low-Density to Institutional District

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

3. Lower Paxton Township – Map Amendment – Rezone two parcels at the intersection of Crums Mill and Doehne Roads from Business Campus District to Residential Low-Density District

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

4. Susquehanna Township – Text Amendment – Permitting neighborhood pharmacy as a permitted use in the Commercial Neighborhood District

On a motion by Mr. Sedesse, seconded by Mr. Paul Clark, the Commission voted 7-0 to recommend the pharmacy use be considered for conditional use designation and recommended the request to exempt the use from maximum building size regulations be disapproved. The Commission recommends building scale and driveway size should be consistent with current building sizes in the Commercial Neighborhood District.

5. West Hanover Township – Map Amendment – Rezone three parcels at 118, 120, and 122 South Hershey Road from Suburban Residential to Neighborhood Commercial

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

6. West Hanover Township – Text Amendment – Referral to Zoning Hearing Board for permitted use interpretations

On a motion by Mr. Sedesse, seconded by Mr. Memmi, the Commission voted 7-0 to recommend approval of the proposed amendment.

B. Subdivision and Land Development Ordinance Amendment

1. Derry Township – Plan Filing Fees for DCPC Review

On a motion by Mr. Paul Clark, seconded by Mr. Lenker, the Commission voted 6-0-1, with Mr. Memmi abstaining, to recommend approval of the proposed amendment.

C. Act 537 Official Sewage Plan Update – Halifax Township

On a motion by Mr. Paul Clark, seconded by Mr. Kerschner, the Commission recommended approval of the amendment by a vote to 7-0.

D. Sewage Module Reviews

On a motion by Mr. Lenker, seconded by Mr. Sedesse, the Commission ratified the review of Sewage Module # 2008-12 for the Jody Royer subdivision.

E. Intergovernmental Reviews – Asylum Run Watershed Wetlands Project

On a motion by Mr. Paul Clark, seconded by Mr. Lenker, the Commission voted 7-0 to recommend a letter of support for Intergovernmental Review #2008-08.

ADJOURNMENT

There being no further business, on a motion by Mr. Paul Clark, seconded by Mr. Shaffer, the meeting adjourned at 5:23 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, July 7, 2008** in the Commission's Second Floor Conference Room.

Respectfully submitted,
Peter Sedesse
Secretary