

**DAUPHIN COUNTY PLANNING COMMISSION**

**Minutes of the Meeting**

**April 6, 2009**

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, April 6, 2009 in the Commission’s Second Floor Conference Room of the Dauphin County Administration Building, Harrisburg, PA. Mr. Tunnell called the meeting to order at 4:00 p.m.

ROLL CALL

Those members present were: Mr. Edward Carney, Mr. Tom Clark, Mr. John Kerschner, Mr. Skip Memmi, Mr. Keith Oellig, Mr. Tom Shaffer, and Mr. Daniel Tunnell. Also present were Messrs. Szymborski, Reardon and Sundara and Ms. Park of the staff. In attendance as guests were: Mr. Kasputis, Mr. Koppenhaver and Ms. Shomper, supervisors for Rush Township, Rush Township residents, Mr. Hiester, Ms. Hiester, and Mr. Shomper; Mr. Thornburg, attorney, Mr. Bingaman and Mr. Galbraith, Harrisburg Bureau of Water, Mr. Bendigo, Mr. Lemanowicz, attorney, Mr. Calabretta, engineer.

MINUTES APPROVAL

On a motion by Mr. Carney, seconded by Mr. Tom Clark, the Commission approved the minutes of the March 2, 2009 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:

- a. To TCRPC for March Subdivision Fees:
  - Transfer..... \$2,383.50

REPORTS

- 1. Treasurer’s Report

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Treasurer’s Report in the form of a Financial Statement for the month ending March 31, 2009 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 he would be making a recommendation to the TCRPC Executive Committee to hire Leah Pearlman-Storch to fill the vacant general planning position. Leah is currently completing her Master's degree in Planning at the University of Penn and working periodically as an intern for the commission. The position will focus on the environmental aspects of the program.

### UNFINISHED BUSINESS

#### A. Progress: Regional Transportation Planning Project, 2008-2009.

- Mr. Szymborski briefed the Commission on the Pennsylvania Community Transportation Initiative program for the region. An agenda item on this program will be later in the meeting.

#### B. Local Planning Assistance Report.

The Local Planning Assistance report for the month of March was distributed to those members present. A copy of the report is attached to the file copy of these minutes. Mr. Szymborski offered some comments concerning the School Heights Village proposal in Londonderry Township

### NEW BUSINESS

#### A. Subdivision/Land Development Matters

##### 1. Review/Comment

On a motion by Mr. Shaffer, seconded by Mr. Kerschner, a motion was passed to ratify staff reviews of the 10 plan applications listed and attached to the file copy of these minutes. It should be noted; Mr. Memmi abstained from plan #09-056.

##### 2. Approval/Disapproval

There was significant discussion on concerns from commission members, residents and other individuals associated with the two wireless communication tower proposals. Atty. Lemanowicz and Engineer Calabretta responded to most questions. Additional information is to be provided by the Liberty Towers representatives for the next meeting. Also, the Commission will coordinate on any state requirements with the appropriate state agencies.

**Site PA 514/Bendigo Airport – Rush Township**

On a motion by Mr. Kerschner, seconded by Mr. Oellig, the requested waivers numbers 1, 2, and 5 were approved.

**Site PA 512/Sr 325 106 N. Lloyds Lane – Rush Township**

On a motion by Mr. Oellig, seconded by Mr. Tom Clark, the requested waivers numbers 1, 2, and 6 were approved.

A motion was made by Mr. Carney to deny the plans. The motion failed due to a lack of a second.

*(It should be noted; Mr. Carney left the meeting at 5:16pm)*

On a motion by Mr. Kerschner, seconded by Mr. Shaffer, the commission voted 6-0 disapprove the plans unless a time extension was received from the developer within five days.

**William Dennis Troutman – Jefferson Township**

On a motion by Mr. Kerschner, seconded by Mr. Shaffer, the plan and its requested waivers were approved.

**Marcus & Dawn Shoop – Williams Township**

On a motion by Mr. Tom Clark, seconded by Mr. Memmi, the plan and its requested waivers were approved contingent to the staff comments being addressed.

**Twin Valley Roofing – Williams Township**

On a motion by Mr. Kerschner, seconded by Mr. Shaffer, the plan and its requested waivers were approved.

*(At this time, Mr. Tunnell moved to agenda item 6.b.3 to accommodate the staff at the meeting.)*

**B. Zoning Amendments**

1. Susquehanna Township – Map Amendment – rezone a 47 acre parcel along Elmerton Avenue from Conservation to Business-Office-Residential (2<sup>nd</sup> review)

On a motion by Mr. Tom Clark, seconded by Mr. Shaffer, the Commission recommended support of staff comments calling for the approval of the text amendment.

2. Swatara Township – Text Amendment – Commercial use related off-street parking provisions

On a motion by Mr. Tom Clark, seconded by Mr. Kerschner, the Commission recommended support the proposal giving consideration to staff comments.

3. West Hanover Township – Text Amendment – Manure storage facilities, bus shelters, solar energy devices and outdoor furnaces

On a motion by Mr. Memmi, seconded by Mr. Oellig, the Commission recommended approval of the amendment conditioned on staff comments being accepted.

*(At this time, Mr. Tunnell returned to agenda item 6.b.1.)*

C. Subdivision & Land Development Ordinance Amendments

1. Susquehanna Township – Driveway entrances/turning radius standards

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission recommended approval of the amendment.

D. Jefferson Township Comprehensive Plan

On a motion by Mr. Oellig, seconded by Mr. Memmi, the Commission voted to recommend approval of the plan giving consideration to staff comments.

E. 2008 Regional Building Activity Report

Ms. Park had previously distributed a draft of the 2008 annual report of the Commission. Comments received from the commission members have been made. On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission recommended printing of the annual report.

F. Sewage Module Reviews

On a motion by Mr. Kerschner, seconded by Mr. Tom Clark, the Commission ratified the review of Sewage Modules # 2009-06 through #2009-10.

G. Dauphin County Park, Recreation, Greenway and Open Space Plan

Mr. Szymborski indicated the final draft has been completed and a recommendation has been received from the study advisory committee to send to the Dauphin County Commissioners for acceptance. On a motion by Mr. Tom Clark, seconded by Mr. Memmi, the commission recommended the county commissioners conduct a public hearing and approve the plan as an amendment

and incorporate by reference into the Dauphin County Comprehensive Plan, contingent upon its acceptance at the commissioner's legislative meeting.

H. Dauphin County S&LD Ordinance Fee Schedule Revision

Mr. Szymborski indicated an oversight has been discovered in the new fee schedule implemented January 1, 2009. The intent was to cap all plan reviews at \$3,000. Currently the cap is not in place for subdivision, but only land developments. On a motion by Mr. Memmi, with a second by Mr. Tom Clark, the Commission agreed to recommend correction of the oversight and forward to the commissioners.

I. 2009 LPA Agreements

On a motion by Mr. Kerschner, with a second by Mr. Tom Clark, the Commission agreed to enter into a Local Planning Assistance agreement with West Hanover Township.

J. Pennsylvania Community Transportation Initiative

Information on projects submitted was emailed prior to the meeting. Mr. Szymborski explained the need to fast-track this information for HATS consideration. On a motion by Mr. Memmi, seconded by Mr. Kerschner, the commission prioritized the Lemoyne Connector as the #1 regional project, with the Harrisburg Southern Gateway project and the Highspire, 2<sup>nd</sup> and Lumber Streets signalization project as the county's #1 and #2 projects respectively.

ADJOURNMENT

There being no further business, on a motion by Mr. Oellig, seconded by Mr. Shaffer, the meeting adjourned at 6:45 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, May 4, 2009** in the Commission's Second Floor Conference Room.

Respectfully submitted,  
*Paul D. Clark*  
Secretary