

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 20, 2008

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, August 20, 2008 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 7:34 PM.

1. ROLL CALL

Members present were Robert Shaffer, Wendy Brunner, Tom Graupensperger, Logan Bower and Jim Turner. Visitors in attendance were Joyce M. Swain and Ronald E. Swain. Jim Szymborski and Jason Finnerty of the staff were present.

2. MINUTES

Ms. Brunner motioned to approve the minutes of the July 16, 2008 as drafted. Mr. Bower seconded the motion, and the motion was unanimously approved.

3. GOOD AND WELFARE

Joyce Swain and Ronald Swain were in attendance to hear discussion on the proposed ordinance to amend the Wheatfield Township Subdivision and Land Development Ordinance.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Chairman Turner asked staff and the Commission members if there were any communications needing to be brought to the Commission's attention. None of the Commission members requested any additional information on the communications list attached to the official copy of these minutes.

B. Payment of Expenses

Mr. Shaffer motioned to approve the following expenses. Mr. Graupensperger seconded the motion. The motion passed unanimously.

To the TCRPC for monthly collected fees:

Check #1049 -----\$1,070.00

5. REPORTS

A. Treasurer's Report

Ms. Brunner motioned to accept the Treasurer's Report in the form of a financial statement for the period of January 1, 2008 through June 31, 2008 for filing subject to audit. Mr. Bower seconded the motion. The motion passed unanimously.

B. Staff Report

Mr. Szyborski indicated two staff members will be out for operations. It was also reported the two TCRPC summer interns have returned to school.

6. UNFINISHED BUSINESS.

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

Mr. Szyborski stated there was no additional information to report on the Regional Transportation Project.

B. Local Planning Assistance (LPA) Report.

The Chairman asked the Commission members if they had any questions regarding the LPA Report. None of the Commission members asked to have staff clarify the summary notes from the Report.

A copy of the LPA Report is attached to the file copy of these minutes.

C. Multi-Hazard Mitigation Plan.

The Perry County Commissioners have approved the Perry County Hazard Mitigation Plan. The county commissioners in each of the project partner counties (Mifflin and Juniata) have approved their respective plans. Presently the Plans are being reviewed by PEMA prior to forwarding each on to FEMA for final acceptance.

E. Regional Action Plan for Land Use, Transportation, and Economic Development.

Mr. Finnerty stated there was no additional information to report on the Valley Vision 2020 plan being prepared by SEDA COG.

Mr. Szyborski noted the eight county Regional Action Plan continues to move forward. The consultant has held meetings with 6 of the 8 county commissioner boards to discuss the project. A list of names for key person interviews is also being developed.

F. Municipal Engineer Survey/Use of County Engineer

Staff advised the Commission a meeting was held on August 19, 2008 with the County Engineer, Tom Palm (Surveyor), and Jim Szyborski and Jason Finnerty of the staff. The meeting was scheduled at the request of the Commission at the July 16, 2008 PCPC meeting.

The purpose was to discuss the utilization of the County Engineer for reviews and how to develop a process to streamline reviews for certain subdivisions.

G. Revisions to the Perry County Subdivision and Land Development Ordinance

Staff provided the each of the Commission members with a proposed schedule and suggestions to undertake the update to the Perry County Subdivision and Land Development Ordinance. Those Commission members not in attendance were also

provided copies of the information.

Rather than establish a steering committee, it was the consensus among members to essentially be the working committee. As such, the PCPC would keep the meetings open and advertise accordingly. Staff was also instructed to invite interested municipal officials, surveyors, engineers, etc. that might also be interested in the subdivision and land development ordinance update.

It was the consensus among members to have staff advertise the September, October, November, and December PCPC meetings to begin one hour earlier (6:30 PM) so the Commission could initiate the process of updating the ordinance at the beginning of each of its next four meetings.

A copy of the proposed schedule and staff suggestions is attached to the file copy of these minutes.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Wheatfield Township Ordinance to amend the Wheatfield Township Subdivision and Land Development Ordinance (Article V Recreation/Land Dedication /Fee in-lieu)

Mr. Finnerty indicated a staff letter was sent out to the Township on July 21, 2008 to supply the Township with a review response within the 30-day review period afforded to counties by the Pennsylvania Municipalities Planning Code §

For the meeting staff indicated it had prepared a letter for the Commission to consider.

Mr. Shaffer asked if the ordinance specified how the rate of payment would be determined for fee in-lieu. Staff indicated the ordinance did not specify, but it did cite the need for the Wheatfield Township Supervisors to pass a Resolution regarding the fees.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the letter as prepared and presented by staff. The motion was seconded by Mr. Graupensperger and passed unanimously.

2). Review and Report – Attached Summary Table

Mr. Turner asked the Commission members if there were any Plans on the monthly Review and Report Table the members would like to view. Mr. Shaffer requested files #08-076 (Lisa Laird/Penn Township) and #08-080 (Barry P. and Mary J. Sheaffer/Carroll Township).

Ms. Brunner asked Commissioner Naylor about the proposed Dialysis Center land development proposal going into Business Campus 1.

Ms. Brunner motioned to ratify staff reviews of all subdivision and land development plans appearing on this month's Review and Report Table. Mr.

Graupensperger seconded. The motion passed unanimously. A copy of the Review and Report Table is attached to the file copy of these minutes.

B. Zoning Matters

1). Marysville Borough Zoning Ordinance Amendments (Parts 1, 2, 3, 4, 5, 8, 11, 13, 14, and 15)

Staff indicated it completed the review of a substantial update to the Marysville Borough Zoning Ordinance. In summary the ordinance would amend the following: Part 1 General Provisions, Part 2 Definitions, Part 3 Designation of Zoning Districts, Part 4 District Provisions, Part 5 Off-street Parking, Loading and Unloading, Part 8 General Regulations, Part 11 Conditional Uses, Part 13 Environmental Protection Overlay, Part 14 Development Standards, and Part 15 Performance Standards

Chairman Turner advised he would be abstaining from any decision on this matter.

There was some discussion regarding the consolidation of the C1 and C3 zoning districts and the suggestion for considering a traditional neighborhood design overlay district.

A motion was made by Mr. Graupensperger to authorize the Vice Chair to sign the letter as prepared and presented by staff. The motion was seconded by Mr. Shaffer with Chairman Turner abstaining and passed unanimously.

C. Other Matters

1). Continuity of Government Plan

Mr. Finnerty indicated the final continuity of government plan for the Perry County Planning Commission has been received and filed in the office. The Plan specifies how the PCPC Office will continue to function in the event a disaster was to occur. Staff indicated the PCPC office is in a rare and benefited position by having two offices. In that, staff has worked hard to maintain redundant filing in both locations for the handling its daily responsibilities. As a result the office is well equipped to handle displacement from one office location should it ever occur.

8. ADJOURNMENT

Mr. Shaffer motioned to adjourn the meeting at 8:30 PM. Ms. Brunner seconded and the motion passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, August 20, 2008 at 7:30 p.m. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building.

Respectfully submitted,

Robert E. Shaffer, Sr.

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Secretary