

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

September 17, 2008

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, September 17, 2008 in the Perry County Veteran’s Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 6:33 PM.

The first hour of the meeting was devoted to the Perry County Subdivision and Land Development Ordinance update. A copy of the meeting agenda and summary of discussion items is attached to the file copy of these minutes.

1. ROLL CALL

Members present were Robert Shaffer, Tom Graupensperger, Jim Turner, Terry Meek, Dave Rice, and Nathan Mohler. Tom Palm was a visitor to be heard. Jim Szymborski and Jason Finnerty of the staff were present.

2. MINUTES

Mr. Rice motioned to approve the minutes of the August 20, 2008 as drafted. Mr. Graupensperger seconded the motion, and the motion was unanimously approved.

3. GOOD AND WELFARE

Tom Palm was in attendance for the John and Joann McMillen (File #08-094) and Michael and Shelley Bishop (File #08-095) subdivision plan applications and the portion of the agenda devoted to the Perry County Subdivision and Land Development update.

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. Staff did not highlight any of the communications.

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 #1050 -----\$1,275.00

5. REPORTS

A. Treasurer’s Report

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

B. Staff Report

Mr. Szymborski indicated Drew Ames has been reassigned to the GIS Coordinator position. He will still be responsible for a reduced role with transportation planning and LPA assignments.

6. UNFINISHED BUSINESS.

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

Mr. Szymborski stated the Federal government did not approve Pennsylvania's proposal to toll I-80. It is likely the leasing of the Pennsylvania Turnpike will be moved up the state legislatures list.

The US Senate approved the withdraw of eight billion dollars from the General Fund to cover the Federal Highway Trust Fund until 2010 due to the federal short fall for transportation-related projects. This is in large part due to a significant reduction in miles traveled and subsequently gas tax revenue.

B. Local Planning Assistance (LPA) Report.

The Chairman asked the Commission members if they had any questions regarding the LPA Report. Staff was asked to brief the Commission on the possible homeless shelter in Duncannon Borough. Staff explained the Borough's zoning ordinance does not have a homeless shelter listed as a use in any of the zoning districts. The landowner could prepare a curative amendment or the Borough could prepare a municipal curative amendment. Staff stated it recommended the Borough look into creating a municipal curative amendment to their ordinance.

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

C. Multi-Hazard Mitigation Plan.

Staff attended the PEMA annual conference, Pennsylvania: A State of Readiness on Tuesday, September 16, 2008 and presented alongside four other speakers on successful efforts in mitigation planning.

At the conference staff was made aware the three county plans for Mifflin, Juniata, and Perry Counties would be sent on to FEMA for final review no later than today.

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 other than staff providing SEDA COG staff with a few photographs to insert into their plan.

Mr. Szymborski had no additional information to report on the South Central Regional Action Plan.

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

This agenda item was placed at the front end of the agenda and a separate record of discussion is attached to the file copy of these minutes.

Staff asked the Commission if it would like staff to forward all copies of the Articles out to those receiving invitations for the SALDO update process. It was the consensus of the Commission staff should send the information out to solicit their thoughts for the Commission to evaluate.

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). Approval/Disapproval

a. File #08-094 John and Joann McMillen/Southwest Madison Township

Staff provided the Commission with a summary of the proposed subdivision. The subdivision proposes a lot addition of 36.32 acres to the adjoining lot owned by Ray McMillen. The property is on the north side of SR 0017 east of the village of Stony Point.

Staff indicated it completed its review and forwarded its comments to Mr. Palm on September 3, 2008.

There was some discussion regarding section 403.G (1) dealing with the requirement to provide for a suitable site for on-lot sewage disposal. It was the consensus of the Commission not to require the applicant to arrange for the required soils testing on the lot as Southwest Madison Township did not provide comment on soils testing.

Chairman Turner asked staff for its recommendation on the plan. Staff stated it recommended the granting of the waivers requested by the applicant's agent (on behalf of the applicant), and approval of the plan, as the plan only proposes a single lot addition.

A motion was made by Mr. Rice to grant modifications to sections 302 and 303 regarding Pre-Application Plans and Data, sections 304 and 305 regarding Preliminary Plats, section 301.3.E for the plat scale and contour interval, section 404.3.G (1) for soils testing, section 301.3.A for soil suitability report, section 502 for property monuments, and section 301.3.B for the soils characteristics report. The motion was seconded by Mr. Meek and passed unanimously.

A motion was made by Mr. Rice to approve the plan without edit. The motion was seconded by Mr. Meek and passed unanimously.

b. File #08-095 Michael and Shelley Bishop/Southwest Madison Township

Staff provided the Commission with a summary of the proposed subdivision. The subdivision proposes a lot addition of 7.66 acres to the adjoining lot owned by Kenneth A. Good. The property is on the north side of Laurel Run Road (T-405 west of the SR 233 intersection.

Staff indicated it completed its review and forwarded its comments to Mr. Palm on September 3, 2008.

Chairman Turner asked staff for its recommendation on the plan. Staff stated it recommended the granting of the waivers requested by the applicant's agent (on behalf of the applicant), and approval of the plan, as the plan only proposes a single lot addition.

A motion was made by Mr. Mohler to grant modifications to sections 302 and 303 regarding Pre-Application Plans and Data, sections 304 and 305 regarding Preliminary Plats, section 301.3.A for soil suitability report, section 502 for property monuments, section 301.3.B for the soils characteristics report, and section 301.3.C for the property outline. The motion was subject to the receipt of a revised waiver request letter to include mention of section 301.3.C (Property outline). The motion was seconded by Mr. Graupensperger and passed unanimously.

A motion was made by Mr. Mohler to approve the plan without edit. The motion was seconded by Mr. Meek 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. Chairman Turner requested files #08-087 (Phillip Vogel/Wheatfield Township).

Mr. Shaffer motioned to ratify staff reviews of all subdivision and land development plans appearing on this month's Review and Report Table. Mr. Meek seconded the motion and 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). Carroll Township Zoning Map Amendment (R-2 - Residential to C - Commercial Tax Parcel #40,165.5-12)

Staff indicated it completed a review of a rezoning request for lands owned by Chad M. McNaughton and Melissa A. McNaughton in Carroll Township. The application was prepared by Mark W. Allshouse, Esquire with Christian Lawyers Solutions, LLC. The property is listed as Perry County Tax Parcel #40,165.5-12 close to the intersection with SR 0034 and Richwine Road (T-305).

The proposed change is from R-2 - Residential to C - Commercial

There was discussion regarding the surrounding land uses.

A copy of Figure #3 in the application was reviewed containing a sketch plan. There was some discussion regarding the possibility of wetlands existing on the property.

A motion was made by Mr. Shaffer to authorize the Chairman to sign a revised letter including a second bullet point highlighting a concern for hydric soils on the property and the potential for site specific wetlands. The motion was seconded by Mr. Graupensperger and passed unanimously.

C. Sewage Matters

1). Howe Township Act 537 Plan (2nd Plan Revision)

Staff indicated there was not sufficient time to prepare a letter for the Planning Commission to consider for this monthly meeting. The consultant has requested the County Planning Commission provide written response on the plan revision.

Chairman Turner indicated he would be abstaining from any decisions on the subject. Mr. Finnerty indicated Vice Chair Brunner would also be likely to abstain if she were present next month so the response letter would need to be prepared for the Secretary to sign.

Mr. Shaffer motioned to have staff draft a letter to Howe Township for the October meeting indicating the Commission acknowledges the receipt of the Howe Township Act 537 2nd Plan revision containing a letter from FPE Consulting Engineers to Howe Township responding to the County Planning Commission's first review comments. The Commission has no additional comments to offer on the plan. The motion was seconded by Mr. Rice and passed unanimously.

D. Other Matters

1). Municipal Engineer Survey/Use of County Engineer

Staff shared with the Commission information the office received from the County Engineer on a suggested review format. It was the consensus of the Commission to have staff incorporate these suggestions into the subdivision and land development ordinance update.

The County Engineer's recommendations were formulated to streamline reviews for certain subdivisions.

8. ADJOURNMENT

Mr. Shaffer motioned to adjourn the meeting at 8:45 PM. Mr. Meek seconded and the motion passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, October 15, 2008 at 6:30 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.

Robert E. Shaffer, Sr.
Secretary