

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 21, 2006

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, June 21, 2006 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 7:32 p.m.

1. ROLL CALL

Members present were Tom Graupensperger, James Turner, Wendy Brunner and David Rice. James Szymborski and Jason Finnerty of the staff were also present. There were no visitors in attendance.

2. MINUTES

Chairman Turner asked the Commission members if they would like to offer any edits to the minutes from the April 19, 2006 meeting. In response, no edits were brought forward.

A motion by Ms. Brunner, seconded by Mr. Graupensperger, the Commission approved the minutes of the May 17, 2006 meeting without edits.

3. GOOD AND WELFARE

No one was present for the good and the welfare.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Mr. Turner asked staff if there were any communications that staff would like to call to the Commission's attention. Mr. Finnerty indicated he had a single piece of communication he wanted to bring to the Commission's attention. The letter was from the Red Barn Consulting, Inc. to the Perry County Commissioners regarding a NPDES Phase II Permit for the expansion of the Lester Garman Poultry Operation on Clouser Hollow Road in Centre Township.

B. Payment of Expenses

On a motion by Mr. Rice, seconded by Mr. Graupensperger, the Commission approved the following expense:

To the TCRPC for May - June Subdivision and Land Development Fees
Check #1021-----\$953.77

5. REPORTS

A. Treasurer's Report

The Treasurer's Report in the form of a financial statement for the period of January 1, 2006 through April 30, 2006 was accepted for filing and audit on a motion by Ms. Brunner, seconded by Mr. Rice.

B. Staff Report

Mr. Szymborski indicated there was nothing new to report.

C. Comprehensive Plan

Mr. Finnerty indicated there was not much to report from last month. He indicated Matthew Jones of staff, was reviewing the plan and offering some last minute edits to the plan prior to the printing of the document for distribution to the municipalities, school districts and others.

For those not present at the May meeting, staff revisited all items discussed in May regarding the printing of the Plan and outreach.

Staff asked the commission what it would like to see on the cover of the plan. He asked if the cover on this year's annual report would suffice. Mr. Graupensperger indicated a photo of one of the County's recognizable natural features would be a nice addition.

6. UNFINISHED BUSINESS

A. Progress: Regional Transportation Project, 2005-2006.

Mr. Szyborski indicated there was nothing new to report.

B. Local Planning Assistance (LPA) Report.

Staff was not requested to attend any LPA meetings for the month.

C. Perry County Solid Waste Management Plan (SWMP) (Non-substantial revision).

Staff indicated on May 22, 2006 the Perry County Commissioners received a letter from the law offices of Drinker, Biddle and Reath, LLP, on behalf of the Pennsylvania Waste Industries Association to express concern for the proposed increase in the County's Administrative Fee. The Plan calls for a proposed fee increase of a \$3.00. Presently the County collects \$1.00 per ton of refuse brought to each contracted landfill. The increase would place the fee up to \$4.00 per ton.

Staff further stated, with the receipt of this letter, the Commissioners have spoken to Mr. Joseph Pierce who was retained as legal council throughout the process of updating the Plan.

The Plan is currently under review by the PADEP.

D. Hazard Mitigation Plan

Staff advised the Commission the FEMA Pre-Disaster Hazard Mitigation Grant was not funded. Staff has received a copy of the grant disapproval letter from PEMA with the letter FEMA sent PEMA regarding the formal notification.

Staff believes the three counties should meet again to discuss group direction.

E. 2005 Annual Report

Staff passed out the 2005 Annual Report to the Commission members present at the meeting.

F. Developments of Regional Impact (DRIs)

Staff provided the Commission with copies of its recommendations for the handling of Developments of Regional Impact in Perry County. The Commission discussed the options presented by staff for consideration. Staff recommended a possible two-tiered system of identification versus a single threshold or a system focused on more than two levels.

Chairman Turner expressed concern for the County-level impact for shopping centers, having a threshold of 250,000 square feet. Ms. Brunner recommended reducing the figure to 150,000 square feet.

Also, Mr. Turner identified a concern for the threshold size used in business parks. Despite the concern there were no edits suggested for replacement.

A motion was made by Mr. Graupensperger to establish the thresholds for DRIs on the staff recommended two-level system. The motion was seconded by Ms. Brunner and passed unanimously.

G. State Ethics Commission – Statements of Financial Interests

Staff advised the Commission, there are still members needing to fill out their State Ethics Commission forms for the office's file. Ms. Brunner and Mr. Rice indicated they still need to provide their information.

H. PCPC Mission Statement, Goals and Functions

Staff provided copies of a draft mission statement to the Commission. The draft mission statement was as follows:

To serve Perry County and its communities with a professional planning program structured to recognize regional and local planning efforts and to promote coordinated orderly growth while preserving natural and cultural features with the focus on protecting the rural character of the County.

Ms. Brunner expressed a concern regarding the use of the phrase "... promote coordinated orderly growth..."

Mr. Turner suggested personalizing the statement to the County with the ending, "... which create the Perry County Lifestyle."

Between meetings, Mr. Terry Meek provided staff with an email message encouraging the use of the phrase or something on the lines of, "preserving natural and cultural features as well as the rural character of the County."

After discussion, the Commission arrived at the following mission statement:

To serve Perry County and its communities with a professional planning program structured to recognize and support regional and local planning efforts and to manage growth in a coordinated orderly fashion while preserving the natural and cultural features and rural character which create the Perry County lifestyle.

A motion was made by Mr. Graupensperger to adopt the mission statement as restructured. The motion was seconded by Ms. Brunner and passed unanimously.

The Commission did not discuss goals and functions.

I. FY 2006 Community Development Block Grant Environmental Review

Staff indicated letters to all local state and appropriate federal review agencies have been sent. Presently the actual environmental review is on hold, while the office awaits formal response from the contacted review agencies.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Review and Report – Attached Summary Table

Mr. Turner asked staff if there were any subdivisions on the monthly Review and Report Summary Table that staff would like to call to the Commission's attention. Mr. Finnerty offered the Laurel Ridge (Major) Subdivision Plan (File #06-065).

On a motion by Mr. Rice, seconded by Ms. Brunner, the Commission ratified all staff subdivision and land development reviews found in the monthly subdivision and land development review table. A copy of the table is attached to the copy of these minutes.

B. Sewage Facilities Planning Modules

1). File #06-09 Kevin Wolfe and Gretchen Hocker / Liverpool Township

Staff offered the Commission a brief summary of the Kevin Wolfe and Gretchen Hocker Sewage Facilities Planning Module. Staff mentioned the completed review forms were already returned to the applicant. The application involved a subdivision proposing the use of a holding tank to service a commercial lot. The lot proposed for development is 3.28 acres in size.

A motion was made by Mr. Graupensperger to ratify staff's review of the Sewage Facilities Planning Module, which was conducted on June 14, 2006. The motion was seconded by Ms. Brunner and passed unanimously.

8. ADJOURNMENT

On a motion by Mr. Rice, seconded by Mr. Graupensperger, the meeting was adjourned at 9:05 pm. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, July 19, 2006 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.

Robert E. Shaffer, Sr.
Secretary