

**PERRY COUNTY PLANNING COMMISSION**

**Minutes of the Meeting**

**September 20, 2006**

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, September 20, 2006 in the Perry County Veteran’s Memorial Building, New Bloomfield, PA. In the absence of Chairman James Turner at the start of the meeting Vice-Chair Wendy Bruner, called the meeting to order at 7:35 p.m.

**1. ROLL CALL**

Members present were Nathan Mohler, Wendy Brunner, David Holcombe and James Turner. James Szyborski and Jason Finnerty of the staff were also present. Mr. Thomas Palm was a visitor in attendance.

**2. MINUTES**

Chairman Turner asked the Commission members if they would like to offer any edits to the minutes from the August 16, 2006 meeting. In response, no edits were brought forward.

A motion by Mr. Holcombe, seconded by Mr. Mohler, the Commission approved the minutes of the August 16, 2006 meeting without edits.

**3. GOOD AND WELFARE**

Mr. Palm attended the meeting to answer questions regarding the Levi K. Zook and Fannie S. Zook Subdivision Plan (File #06-094) and R. Lynn Kling, Jr. and I. Elaine Kling Subdivision Plan (File #06-108).

**4. COMMUNICATIONS AND PAYMENTS OF EXPENSE**

A. Communications

Chairman Turner asked staff if there were any communications that staff would like to call to the Commission’s attention. Mr. Finnerty indicated he had one item from the communications list he wanted to bring to the Commission’s attention.

The letter from the Pennsylvania Department of Environmental Protection concerning Airy View Heights Subdivision in Centre Township was highlighted. There was discussion on the Chesapeake Bay Strategy.

B. Payment of Expenses

On a motion by Mr. Holcombe, seconded by Ms. Brunner, the Commission approved the following expense:

To the TCRPC for August-September Collected Fees	
Check #1024-----	\$746.00
To the TCRPC for partial sponsorship of the up-coming PMPEI Zoning Administration Course.	
Check #1025-----	\$400.00

**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 August 31, 2006 was accepted for filing subject to audit on a motion by Ms. Brunner, seconded by Mr. Holcombe.

B. Staff Report

Mr. Szymborski indicated there was nothing new to report.

C. Comprehensive Plan

Mr. Finnerty indicated staff, has forwarded copies of the 2006 Draft Comprehensive Plan Update to each of the PA MPC required contacts. The PA MPC requires all of the following the opportunity to review and comment within a 45-day review period. The contacts included: All thirty (30) Perry County Municipalities, all of Perry County's School Districts, all counties that adjoin Perry County (Cumberland County, Dauphin County, Franklin County, Juniata County, Northumberland County), all Municipalities and School Districts that adjoin Perry County.

Staff indicated two letters and executive summary were received on the Plan identifying recommendations. The first letter was sent by the Northumberland County Planning Commission. The second letter was provided to staff by the Dauphin County Planning Commission Staff, the final letter from the Dauphin County Planning Commission will be collected by staff on October 3, 2006 the day after the DCPC's monthly meeting. Last of all an executive summary containing recommendations for the County Comprehensive Plan and suggested Strategies for dealing with the top five (5) Critical Issues identified in the study area of the Community Investment Initiative Final Report. The Report was created for the Foundation for Enhancing Communities by the Delta Development Group, Inc.

Staff distributed copies of a summary it prepared identifying the letters and their recommendations to the Commission. In anticipation of additions to this list staff has developed a matrix to help organize, assess, and prepare responses to these recommendations.

**6. UNFINISHED BUSINESS**

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

Mr. Szymborski indicated staff has been finalizing its traffic counts for the year.

The Regional Transportation Plan (RTP) - 2007 Update Draft has been distributed to the HATS Technical Committee Members. The Plan will be submitted to the HATS Coordinating Committee in December.

B. Local Planning Assistance (LPA) Report.

Mr. Finnerty indicated that Duncannon Borough is currently revisiting a Special Exception.

Mr. Szymborski indicated Marysville Borough received a letter from PennDOT regarding the Rockville Estates Transportation Study. The letter confirms PennDOT has approved the Study for the Development.

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

Staff indicated there was no additional information to bring forth regarding the issue surrounding Perry County's Administrative Fee. The plaintiff for the action is the Pennsylvania Waste Industries Association, Republic Services of Pennsylvania, LLC and Waste Management of Pennsylvania.

There was some discussion on Dynamite Disposal, Inc. and the company's recent permit revocation by the PADEP.

D. Developments of Regional Impact (DRIs)

Staff advised the Commission edits were made to the DRI thresholds as a result of discussion at the August meeting. The edits undertaken involved shopping centers and the thresholds proposed for the number of lots and acreage.

E. PCPC Goals and Functions

Staff passed out a draft list of PCPC Goals for the remainder of 2006 through 2007. Staff indicated that it would bring copies of the Draft Plan Chapter covering Goals and Objectives to help with the discussion.

F. FY 2006 Community Development Block Grant Environmental Review

Staff indicated the environmental review process should be complete by next months meeting. Staff anticipates submitting the notice to the paper for the "Finding of No Significant Impact" the following week. Staff will need to obtain signature of the appropriate Pennsylvania Department of Community and Economic Development official overseeing the review process and County Commissioner Chairman John Amsler.

G. Pennsylvania Municipal Planning Education Institute (PMPEI) – Zoning Administration Course

Staff indicated the course has received a significant amount of attention and staff time since the last PCPC meeting. As of the meeting, only two seats remain available, as twenty-eight (28) individuals have registered for the Course.

The event is scheduled to run for three (3) hours on three (3) separate nights for a total of nine (9) hours. The Course is scheduled for October 3<sup>rd</sup>, 10<sup>th</sup>, and 17<sup>th</sup> of this year. The time each of these nights will be in the evening and generally occur from 6 – 9:30.

The PCPC, TCRPC, PPA Central Section, Perry COG, and the Perry County Commissioners have all helped sponsor the event.

H. PCPC Bylaws

Discussion on the Commission's functions was placed on hold in order to engage more members on the subject. The bylaws will be revisited at the October meeting.

**7. NEW BUSINESS**

A. Subdivision and Land Development Matters

1). Approval/Disapproval – Attached Summary Table

- a). #06-107 Levi K. Zook and Fannie S. Zook/Toboyne Township

Staff provided the Commission with a general overview of the proposed subdivision. The plat proposes four lots. Lot 1 is listed as the remaining lot. Lots 3, 4, and 5 are proposed as lot additions to another adjoining lot owned by Levi K. and Fannie S. Zook.

Staff's initial review was completed on September 18, 2006. Staff forwarded its response to Mr. Palm on that same day. The review highlighted five (5) items for consideration. They were as follows:

1. The letter accepting the Plan Sewage Revision Module is required. (Section 301.3.A)
2. The soil characteristics report and information on erosion and sediment control from the Perry County Soil and Water Conservation District is required. (Section 301.3.B)
3. The elevation contours are required to be displayed utilizing an interval of five (5') feet. (Section 301.3.E.)
4. The building setback lines are not sufficiently described. (Section 301.3.E.)
5. The Perry County Subdivision and Land Development Ordinance does not provide for the phasing of lot additions. In addition, the Perry County Planning Commission has not established a system for tracking to assure the entire systematic process of conveying these lots will be undertaken, and completed as per the plats suggested designed sequence. Furthermore, the applicant is encouraged to undertake each individual lot addition of this property, independently, to allow each of the three subdivisions to be reviewed on their own merit.

At the meeting, Mr. Palm supplied staff with a waiver request letter for the sections in the ordinance that could not be met by the plan.

There was a lengthy discussion regarding Note 1 on the plan and its reference to the phasing in numeric order of these lot additions. Staff advised the Commission the solicitor (Mr. Bill Bunt) was contacted on the subject. Mr. Finnerty explained that Mr. Bunt advised staff the ordinance should spell out the process, for allowing such a plan to be considered for approval.

There was additional discussion on the acceptability of Note 1 and potential problems that could arise from the Commission approving the plan. The conclusion of this discussion was the applicant would need to follow the lot addition sequence otherwise the applicant would be in violation of the approved Plan.

A motion was made by Mr. Holcombe to waive the requirements of the Preliminary Plat procedure (Section 301:2.A.) so the plan could be submitted under the designation "Preliminary-Final"; Section 301:3.E. for the elevation contour line interval of five (5) feet, since the ten (10) foot contour lines provide sufficient detail on the topography of the lot while reflecting the contours found on the USGS map for the area; Section Section 301.3.A. for the Plan Sewage Revision Module, because the lots size are only proposed as lot additions; Section 301:3.B. for the soil characteristics report from the Perry County Conservation District. The motion was seconded by Ms. Brunner and passed unanimously.

On the Plat, a motion was made by Ms. Brunner to approve the plat without revisions. The motion was seconded by Mr. Mohler and the motion passed unanimously.

b). #06-108 R. Lynn Kling, Jr. and I. Elaine Kling/Northeast Madison Township

Staff provided the Commission with a general overview of the proposed subdivision. The plat proposes two lots. Where lot 1 is listed as the remaining lot. Lot 13 is proposed as a new lot.

Staff's initial review was completed on September 13, 2006. Staff forwarded its response to Mr. Palm on that same day. The review highlighted four (4) items for consideration. They were as follows:

1. The letter accepting the Plan Sewage Revision Module is required. (Section 301.3.A)
2. The soil characteristics report and information on erosion and sediment control from the Perry County Soil and Water Conservation District is required. (Section 301.3.B)
3. The elevation contours are required to be displayed utilizing an interval of five (5') feet. (Section 301:3.E)
4. As a general comment, the 100' well isolation distance note was not displayed. It was further mentioned this may influence PA DEP's review of this exemption request and any future proposals for the subdivided lot.

At the meeting, Mr. Palm supplied staff with a waiver request letter for the sections in the ordinance that could not be met by the plan. The letter was accompanied by a set of revised plans displaying a well setback distance of two hundred feet (200')

A motion was made by Ms. Brunner to waive the requirements of the Preliminary Plat procedure (Section 301:2.A.) so the plan could be submitted under the designation "Preliminary-Final";

Section 301:3.E. for the elevation contour line interval of five (5) feet, since the ten (10) foot contour lines provide sufficient detail on the topography of the lot while reflecting the contours found on the USGS map for the area; Section 301:3.B. for the soil characteristics report from the Perry County Conservation District. Plan Sewage Revision Module, Section 301.3.A for the exemption to Sewage Facilities Planning for the new lot. The motion was seconded by Mr. Holcombe and passed unanimously.

On the Plat, A motion was made by Mr. Graupensperger to approve the plat after staff receives a plan revision illustrating the wetland area identified by staff as per the wetland maps for the area. The motion was seconded by Mr. Mohler and the motion passed unanimously.

## 2). Review and Report – Attached Summary Table

Mr. Turner asked Commission members if there were any subdivisions on the monthly Review and Report Summary, members would like to look over. None of the plans for review and report was requested for additional staff information.

On a motion by Mr. Holcombe, seconded by Mr. Mohler, 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 #06-14 Laurel Ridge (Major)/Saville Township

2). File #06-15 John W. Adams/Centre Township

Staff offered the Commission a brief summary of each of the two sewage facilities planning modules for this month's agenda. The Commission did not request to hear the specifics of each module, as both subdivision plans were previously reviewed by the Commission at an earlier date.

A motion was made by Mr. Mohler to ratify both staff reviews of the previously listed Sewage Facilities Planning Modules. The motion was seconded by Ms. Brunner and passed unanimously.

C. Zoning Matters

1). Special Exception Request for 108 New Bloomfield Road/Duncannon Borough

Mr. Finnerty indicated that Duncannon Borough is currently revisiting a Special Exception. The question posed to staff was whether the present definition of a "Professional Occupation" encompassed an insurance benefits consulting establishment under the "Planner" profession. Staff indicated in its opinion to the Duncannon Borough Planning Commission it would be an allowable continuance of the special exception, although the Borough Officials were advised to consult with its Solicitor on the matter.

D. Other

1). Letters of Support:

Staff indicated information on three separate projects in Marysville Borough was received. Each project targets three separate state grant programs for funding. Each of the three proposed projects and their associated grant programs are identified in (a.) below.

As a second item, a separate letter requested support for the Wheatfield Township land acquisition for property adjoining Wagner Park. This project and the grant program is identified as (b.) below.

- a). DCED Anchor Grant for building rehabilitation (100 Front Street), Fish and Boat Commission Grant/Widen Boat Landing Ramp DCNR Community Preservation Partnership Grant/Improvements and enhancements to the Heritage Park (Parking, Lighting, Walkways, Picnic Benches and Tables, ADA compliance) - Marysville Borough/Marysville Borough
- b). DCNR Community Preservation Partnership Grant/Land Acquisition for Wagner Park - Wheatfield Township

A motion was made by Ms. Brunner to authorize the Chairman to sign both letters of support to aid Marysville Borough and Wheatfield Township in their individual pursuit of funding from what amounts to four (4) separate grant programs. The motion was seconded by Mr. Mohler and passed unanimously.

**8. ADJOURNMENT**

On a motion by Ms. Brunner, seconded by Mr. Mohler, the meeting was adjourned at 8:55 pm. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, October 18, 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