

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 15, 2006

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, November 15, 2006 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 7:30 p.m.

1. ROLL CALL

Members present were Terry Meek, Robert Shaffer, Thomas Graupensperger, Wendy Brunner, Logan Bower, Dave Rice and James Turner. James Szymborski and Jason Finnerty of the staff were also present. Mr. Douglas J. Aldinger, Mr. Daniel J. Bierzonski, and Mr. Henry A. Holman, Jr. were visitors in attendance.

2. MINUTES

Chairman Turner asked the Commission members if they would like to offer any edits to the minutes from the September 20, 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 October 18, 2006 meeting without edits.

3. GOOD AND WELFARE

Mr. Douglas J. Aldinger with Erdman Anthony and Mr. Daniel J. Bierzonski with EI Associates were in attendance to give a presentation on the Greenwood Elementary and Middle/High School Sketch Plan. Mr. Holman was present to hear the Commissions recommendations regarding Penn Township's Municipal Curative Amendment on Open Space Development (§1641 of the Penn Township Zoning Ordinance).

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. Staff indicated the Commission had received several letters from the Pennsylvania Department of Environmental Protection on sewage planning modules and a few Act 14 notifications. The letter from Middlesex Township, Cumberland County was also highlighted.

B. Payment of Expenses

On a motion by Mr. Shaffer, seconded by Mr. Meek, the Commission approved the following expense:

To the TCRPC for October - November Collected Fees

Check #1027-----

-\$640.00

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 October 31, 2006 was accepted for filing subject to audit on a motion by Ms. Brunner, seconded by Mr. Shaffer.

B. Staff Report

Mr. Finnerty indicated there was nothing new to report.

C. Comprehensive Plan

Mr. Finnerty indicated that all the members were emailed a listing of the three scheduled education/outreach meeting dates for December (5th, 6th, and 7th) with this month's agenda packet. Staff indicated a few member had responded by indicating they would attend one of the meetings. The meeting on December 5, 2006 is scheduled for the Penn Township Municipal Building. Mr. Shaffer volunteered to be present. The meeting on December 6, 2006 is slated to be held in the DCNR's Forestry Bureau's District #3 Office in Toboyne. Mr. Turner indicated he may attend and Mr. Meek, Mr. Bower, have confirmed. For the last meeting in the Newport High School Cafeteria on December 7, 2006 Ms. Brunner indicated she would attend.

Staff provided the Commission with an 11" x 17" poster advertising the meetings. Staff inquired when it would be best to approach the local print media to seek their assistance in getting the word out. The consensus of the Commission was to approach the paper soon and have information in all three County papers.

There was some additional discussion regarding the format for the meetings.

Between meetings, three letters were received regarding the Draft Plan. The first was from Middlesex Township providing favorable comment. Staff prepared a letter on behalf of the Commission to thank Middlesex Township for their comments. A motion was made by Mr. Shaffer to authorize the Chairman to sign the letter prepared by staff. The motion was seconded and passed unanimously.

The second letter received was from Ms. Melanie Wertz. In her letter Ms. Wertz expressed appreciation for the Commission's efforts to update the County's Comprehensive Plan. The letter offered three specific points regarding the plan. In response to these points staff prepared a letter on behalf of the Commission.

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

Staff indicated the office received a report from the Foundation for Enhancing Communities. The report made several recommendations for the Commission to consider with the Draft County Comprehensive Plan.

In response to the Foundation's recommendations staff prepared a letter to send on behalf of the Commission. A motion was made by Mr. Shaffer to authorize the Chairman to sign the letter prepared by staff. The motion was seconded by Mr. Bower and passed unanimously.

6. UNFINISHED BUSINESS

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

Mr. Szymborski reported HATS would be devoting time to five new initiatives. In fact the Region may be PennDOT's initial test of a model. The first is a simulation model which has five components. These include air quality, travel, freight, economic, and assets.

A transportation committee has been developed to linking transportation planning and National Environmental Protection Act (NEPA). Diane Myers-Krug of staff will be serving on the committee.

A Penn DOT committee has also been created to look into transportation/land use issues as it relates to site design. A tool kit will be developed as a result of this effort. Staff is participating as a member.

On a separate matter outside of the County, but still having influence, a coalition has been developed to look at the I-81 corridor.

Last of all traffic counts were recently undertaken in and around Duncannon Borough. TCRPC staff is trying to accomplish such counts at no costs to municipalities.

B. Local Planning Assistance (LPA) Report.

Mr. Finnerty stated there was nothing of any significance to bring to the Commission's attention off the report for this month.

C. FY 2006 Community Development Block Grant Environmental Review

With the completion of the environmental review, staff has sent a letter to the PADCED to request Certification and the release of funds for the 2006-year projects. The DCED's response is expected by this Friday.

D. PCPC Bylaws

Staff provided the Commission with edited bylaws taking into consideration the comments of the Commission members from prior meeting discussion. Mr. Shaffer suggested two additional edits. They were as follows:

1. The first recommendation was to remove the Nominating Committee reference (Article VI, Section 2.) and state, "Nominations will be made from the floor."
2. The second recommendation was to change the annual organizational meeting date from January to February (Article VI, Section 1.).

Staff was instructed to make these edits and provide the Perry County Commissioners with a copy.

The consensus of the Commission was for staff to bring the edited bylaws back to the December meeting for final consideration. Staff will provide the Commission any comments received from the County Commissioners

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Sketch Plan

a). Greenwood Elementary and Middle/High School Additions/Millerstown Borough

As mentioned previously, Mr. Douglas J. Aldinger with Erdman Anthony and Mr. Daniel J. Bierzonski with EI Associates were present to offer information on the Greenwood Elementary and Middle/High School Additions in Millerstown Borough.

Commission members expressed concern over stormwater issues experienced by Millerstown Borough. The Commission indicated it would like to see a concerted effort to talk with and satisfy the Borough's concerns for stormwater.

To provide direction for the applicants' formal plan submission Mr. Shaffer made a motion to grant a waiver to §304 PRELIMINARY PLATS: PROCEDURE to allow the application to be submitted as a PRELIMINARY/FINAL application. The motion was seconded by Mr. Graupensperger and 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. Mr. Shaffer requested the Bret and F. Eric Thebes Subdivision (File #06-123). Mr. Graupensperger requested the (File #06-115). Mr. Turner requested the TMLB Properties land development plan (#06-126)

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. Zoning Matters

1). Penn Township Municipal Curative Amendment Open Space Development (§1641, Open Space Development)

Staff provided the Commission with a summary of Penn Township's Municipal Curative Amendment for their Zoning Ordinance on §1641, Open Space Development. The Amendment was received by the office on October 27, 2006.

The amendment proposes to remove Open Space Developments from their present status as a principle permitted use in the FC, AR and R-1 zoning districts. The amendment would instead reassign this type of development as permitted only by conditional use.

Staff mentioned the phrase “restricted open space” is currently used. The proposed curative amendment replaces the word “restricted” with the word “required”.

Presently §1641 does not specify the required specifications of a yield plan, the proposed amendment would clarify the specifics of what the Township would require on the yield plan.

Also the current §1641 does not require an existing resource plan. The proposed amendment would require an existing resource plan and such a plan’s content.

There was discussion regarding the Natural Areas Inventory (NAI). The Commission wanted to make sure the amendment addressed these areas. The proposed amendment, Section 1641.2.(f)(2) includes mention of the NAI as a plan requirement to display these areas as existing conditions.

A motion by Ms. Brunner to authorize the Chairman to sign the review letter prepared by staff. The motion was seconded by Mr. Graupensperger and passed unanimously.

8. ADJOURNMENT

On a motion by Mr. Shaffer, seconded by Mr. Bower, the meeting was adjourned at 9:20 pm. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, November 15, 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.

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Secretary