

**PERRY COUNTY PLANNING COMMISSION**

**Minutes of the Meeting**

**March 21, 2007**

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, March 21, 2007 in the Perry County Veteran’s Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 7:34 p.m.

**1. ROLL CALL**

Members present were James Turner, Thomas Graupensperger, Dave Holcombe, and Dave Rice. Jim Szyborski and Jason Finnerty of the staff were also present. Thomas Palm attended as a visitor.

**2. MINUTES**

Chairman Turner asked the Commission members if they would like to offer any edits to the minutes from the January 17, 2007 and February 21, 2007 meetings. There were no edits offered at the meeting.

On a motion by Mr. Mr. Holcombe, seconded by Mr. Rice, the Commission approved the minutes of the January 17, 2007 and February 21, 2007 meetings.

**3. GOOD AND WELFARE**

Mr. Palm was present for the proposed Samuel L. and Naomi S. King and Samuel E. and Elsie M. Stoltzfus subdivision in Southwest Madison and Jackson Townships.

**4. COMMUNICATIONS AND PAYMENTS OF EXPENSE**

**A. Communications**

Chairman Turner asked the Commission members if they needed staff to explain of any communications. None of the Commission members asked for an explanation of any of the communications.

The Chairman asked staff if it had any communications it would like to bring forth. Staff highlighted three items from the in-coming communications list and four from the out-going list. From the in-coming communications list letters 1., 5., and 19. were highlighted. From the out-going communications list letters 4., 6., 9., and 10. were offered. A copy of the in-coming and out-going communications are attached to the filed copy of these minutes.

**B. Payment of Expenses**

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

To the TCRPC for February-March Collected Fees  
Check #1031-----\$970.00

## **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 February 28, 2007 was accepted for filing subject to audit on a motion by Mr. Rice, seconded by Mr. Graupensperger.

### B. Staff Report

Mr. Szymborski indicated there was nothing new to report on staff.

### C. Comprehensive Plan

Mr. Finnerty indicated the public hearing on the Comprehensive Plan was conducted on Monday February 26, 2007, from 8:00am - 9:30am. Staff indicated the Resolution to adopt the Plan was passed by the Commissioners follow the hearing. Staff is making the necessary arrangements to have the document printed.

Chairman Turner asked staff if the County would be sending copies to municipalities and the public libraries. Staff indicated the County should have sufficient funding to supply copies to all who received copies of the Draft Plan.

## **6. UNFINISHED BUSINESS**

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

Mr. Szymborski indicated HATS has prepared a draft schedule for 2007 as part of the FFY 2009-2012 Regional Transportation Improvement Program. Copies of the draft schedule were distributed to the Commission. In addition, the Commission members also received a copy of the TCRPC Transportation Progress Report 2006 Summary. Mr. Szymborski indicated the Commission members should contact the office if they had any questions regarding any of the projects listed on the Summary.

The Shermansdale Bridge Project has been let. He indicated the project cost increased by over a million dollars in part due to right-of-way acquisition for realignment.

Staff also indicated the HATS's reserve funds have been depleted.

### B. Local Planning Assistance (LPA) Report.

Mr. Finnerty stated the only LPA meeting staff attended between monthly meetings was in Marysville Borough. Staff indicated from the Marysville Borough LPA report there wasn't anything new to report.

### C. Multi-Hazard Mitigation Plan

Staff indicated the planning process for Juniata, Mifflin and Perry County was moving forward thanks to PEMA. Staff has been coordinating the RFP process for selecting a

consultant. The deadline for applications is March 23, 2007 at 4:00 pm. The selection of a consultant must take place no later than April 6, 2007 by the committee.

## **7. NEW BUSINESS**

### **A. Subdivision and Land Development Matters**

#### **1). Approval/Disapproval**

- a). File #07-036 Samuel L. and Naiomi King and Samuel E. and Elsie M. Stoltzfus/Southwest Madison Township and Jackson Township

Mr. Palm presented the proposed subdivision application to the Commission.

The proposed Subdivision Plat involves two principle properties under separate ownership. The Plat involves several lot additions resulting in three reconfigured properties.

Staff it's initial review was completed and forwarded to Mr. Palm on March 14, 2007. Staff provided the Commission with the content of the review.

Mr. Palm provided staff with revised plans, and a waiver request letter.

A motion was made by Mr. Rice to grant waivers to §301.3.E. (contour interval of five feet), 301.3.A. Soil Suitability Report, 502. (Survey monuments), 301.3.B (Soils Characteristics Report) 301.3 regarding the Plat sheet size. The motion also included the granting of conditional approval to the plan. As a condition of the approval, Mr. Palm was advised to revise his waiver request letter to include Pre-Application Plans and Data 302 and 303., §304. Preliminary Plat: Procedure, and §301.3.3. for the plat sheet size. Mr. Palm acknowledged acceptance of this condition. The motion was seconded by Mr. Holcombe and passed unanimously.

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

Mr. Turner asked Commission members if there were any subdivisions for Review and Report the members would like to look over. The Review and Report Table was not present in the agenda packet for the meeting. Staff indicated it would see the two tables would be included with the filing of these minutes.

Without the tables, staff provided brief summaries of each of the applications for review and report. Mr. Turner asked to see the Richard and Kathy Sanderson subdivision in Greenwood Township. There was also discussion on the Duncannon Family Medical Center in Penn Township and Creek View Farms 3C in Carroll Township.

On a motion by Mr. Graupensperger, seconded by Mr. Holcombe, 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). Watts Township Zoning Map Amendment

Staff provided the Commission with an overview of the content found in the proposed amendment to Watts Township Zoning Map. The amendment would propose to rezone Tax Parcel Identification #280,090.00-078.000 from R-2 High Density Residential to C-1 Commercial.

For the meeting staff prepared a letter for the Commission to consider. The staff prepared letter supports the proposed change on the basis of conformance with the Township's Future Land Use Map/1997 Comprehensive Plan.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the letter prepared by staff to the Watts Township Supervisors in support of this proposed zoning amendment. The motion was seconded by Mr. Holcombe and passed unanimously.

C. Other Matters

1). Statements of Financial Interest

Staff passed out the annual PA State Ethics Commission's Statements of Financial Interest forms for the prior fiscal year.

2). Municipal Planning Services Agreements for Marysville Borough (Full-Time)

A motion was made by Mr. Rice to approve both Municipal Planning Services Agreements with Duncannon Borough and Bloomfield Borough authorizing the Chairman to sign with Mr. Szymborski attesting in the absence of the Commission's Secretary. The motion was seconded by Mr. Graupensperger and passed unanimously.

3). Model Subdivision and Land Development Ordinance Guide.

Staff indicated with the County Comprehensive Plan passed, more attention could now be paid to the Model Subdivision and Land Development Ordinance Guide. Staff will be coordinating some initial meetings to identify areas where the 1974 Guide could be improved.

4). Regional Strategic Plans for Land Use, Transportation, and Economic Development.

Staff indicated because of its geographic position, Perry County is positioned to participate in two regional strategic planning projects for Land Use, Transportation, and Economic Development.

Mr. Szymborski provided the Commission with a brief history of what brought about the need for these Plans.

Tri-County Regional Planning Commission will oversee the development of the Plan for the eight counties participating in the South Central Commissioners Caucus. To the north SEDA COG will be overseeing the development of a

similar Plan.

Staff indicated a meeting is scheduled next week with a SEDA COG official to discuss the Plan. Prior to the meeting staff indicated it would provide the Commission with the link to SEDA COG's website to locate the information on the world-wide web.

## **8. ADJOURNMENT**

On a motion by Mr. Graupensperger, seconded by Mr. Rice, the meeting was adjourned at 8:45 pm. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, February 21, 2007 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