

**PERRY COUNTY PLANNING COMMISSION**

**Minutes of the Meeting**

**April 18, 2007**

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, April 18, 2007 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman James Turner called the meeting to order at 7:33 p.m.

**1. ROLL CALL**

Members present were James Turner, Robert Shaffer, Wendy Bruner, Thomas Graupensperger, Terry Meek, Logan Bower, and Nathan Mohler. Jim 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 March 21, 2007 meeting. There were no edits offered at the meeting.

On a motion by Ms. Brunner seconded by Mr. Mohler, the Commission approved the minutes of the March 21, 2007 meeting.

**3. GOOD AND WELFARE**

There were no visitors in attendance for the good and the welfare.

**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 the four proposals received for the Multi-Hazard Mitigation Plan. The approval letter on the Wildwood Family Campground was also mentioned.

B. Payment of Expenses

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

To the TCRPC for March-April Collected Fees  
Check #1032-----\$693.00

**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. Szyborski 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. Szyborski indicated the HATS Metropolitan Area might have its ozone designation changed from a non-attainment area to one of maintenance. It is expected US EPA will render its decision in the near future.

B. Local Planning Assistance (LPA) Report.

There was no LPA meeting activity last month. Mr. Finnerty mentioned Bloomfield Borough has recently signed on and staff was preparing an update to its zoning map.

C. Multi-Hazard Mitigation Plan.

Staff indicated it was actively involved in the selection process of recommending a consultant to the three county commissioner boards. Presently the group is awaiting a response from the commissioner's office from each of the three counties before notifying the consultants. The deadline for applications was March 23, 2007 at 4:00 pm. The selection of a consultant must take place no later than May 6, 2007 by the committee.

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

Mr. Szyborski provided the Commission with a brief update on the Plan for the eight counties participating in the South Central Commissioners Caucus. The group is awaiting an endorsement from the Franklin and York County Commissioners to commence with the finalization of the RFP.

Perry County is participating in the development of two Plans (SEDA COG and the South Central Commissioners Caucus).

## **7. NEW BUSINESS**

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

#### **1). 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. None of the plans were requested for subsequent review.

There was some discussion regarding the distribution of letters on DRI designated developments. It was the consensus of the Commission; staff should be forwarding notification letters out to the appropriate municipalities to advise them when DRIs are proposed in the County now that the Perry County Comprehensive Plan has been adopted.

On a motion by Mr. Bower, 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.

#### **2). Sketch Plan/ Riverwalk (1<sup>st</sup> Phase) – Newport Borough**

Staff provided the Commission with a small list of comments it was preparing for the Borough Planning Commission and the Borough's architect to consider. The Commission reviewed the initial staff comments and offer thoughts on three supplemental points.

Staff indicated it would send the combined comments on to Newport Borough for their consideration.

#### **3). Wheatfield Township Subdivision and Land Development Ordinance (Article II-Def., Article III-Plan Procedures and Requirements, Article V, Improvement and Construction)**

Staff summarized of the content of the proposed ordinance with its amendments to both the Wheatfield Township Subdivision and Land Development Ordinance and the Wheatfield Township Zoning Ordinance.

There was some additional discussion on the number of amendments the Township had proposed for the two ordinances and the age of the Townships Comprehensive Plan.

A motion was made by Mr. Shaffer 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. Graupensperger and passed unanimously.

The Commission's decision on this matter also applied to B.1). below as the proposed ordinance applied amendments to both the Wheatfield Township

Subdivision and Land Development Ordinance and the Wheatfield Township Zoning Ordinance.

B. Zoning Matters

1). Wheatfield Township Zoning Amendment (Articles II-Def., IV-CF, VI-AR, VII-R-1, VIII-R-2, XIV-Gen.)

Action on this agenda item was handled with A. 3). above.

C. Sewage Facilities Planning Modules

1). File #07-03 Hope Eternal United Methodist Church/ Howe Township

Staff summarized the review of the planning module it completed on April 12, 2007 for the Commission. Additional information was offered regarding the review and discussion with the applicant's engineer.

A motion was made by Mr. Mohler to ratify staff review of the sewage planning module. The motion was seconded by Mr. Meek and passed unanimously.

D. Other Matters

1). Subdivision and Land Development Review Fees

Staff provided the Commission with a summary on the proposed fee schedule. In addition, the Commission was provided staff's recommendations and justification at the last meeting. Those members not in attendance at the previous monthly meeting were provided the information between meetings via email.

A copy of the proposed fee schedule and justification is attached to the filed copy of these minutes.

A motion was made by Mr. Shaffer, to instruct staff to contact the Perry County Commissioners to recommend on revising the fee schedule to reflect the schedule prepared by staff. The motion was seconded by Mr. Mohler and passed unanimously.

2). DCNR Community Conservation Partnerships Program Grant Application/Apple Tree Alley/ Duncannon Borough

Staff provided the Commission with an overview of SEDA COGs involvement with Duncannon Borough in preparing a grant to develop a master plan for the Apple Tree Alley Project in Duncannon Borough.

Staff indicated by letter SEDA COG requested a letter of support from the Commission on the project. The letter also indicated future input from the Commission would also be requested to aid in the development of the master plan.

A motion was made by Ms. Brunner to authorize the Chairman to sign the letter

of support prepared by staff. The motion was seconded by Mr. Meek and passed unanimously.

3). WREN Grant Partner Form/Blain Borough Source Water Protection-Community Supported Education Outreach/Blain Borough and Jackson Township.

The Commission considered a request to sign a form to signify its support for the Blain Borough Source Water Protection. The grant will financially aid in Community Supported Education Outreach for the protection of community water resources in the Blain area.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the form as a “partner” in program activities. The motion was seconded by Mr. Graupensperger and passed unanimously.

**8. ADJOURNMENT**

On a motion by Mr. Bower, seconded by Mr. Mohler, the meeting was adjourned at 8:40 pm. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, May 16, 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