

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 6, 2022

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, June 6, 2022. The meeting was held in person in the Conference Room at the TCRPC offices at 112 Market Street, Harrisburg with additional member participation via Zoom telecommuting software. The meeting was called to order by Chairwoman Mary Gaiski at 4:03 p.m.

ROLL CALL

Those members present were Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker, Mr. Fred Lighty, Ms. Taryn Morgan, Mr. Robert Spandler, and Mr. Carter Wyckoff. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff. Guests were Joel McNaughton and Lauren McDaniel of McNaughton Company.

MINUTES APPROVAL

On a motion made by Mr. Spandler, seconded by Ms. Morgan, the Commission approved 7-0 the minutes from the May 2, 2022 meeting.

TREASURER'S REPORT

Mr. Duke noted for the record that, in addition to the information presented on the report, there was a check of \$198.79 deposited on May 23 in the TCRPC account to test the new check scanner being utilized by the accounting program. The check was payable to TCRPC from Dauphin County Planning Commission without first receiving the authorization by the Dauphin County Planning Commission. Staff was requesting the Dauphin County Planning Commission recognize this action in addition to the other actions typically taken regarding the financial report and transactions.

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$4,505.00 with unreported interest for May, 2022. The Commission also recognizes the previous transfer of \$198.79 made on May 23, 2022 as part of testing of the new software system. The Treasurer's Report in the form of Financial Statements for the month ending April 31, 2022 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: No items.
- c. Program Progress Report: May, 2022 (attached)

Mr. Deck provided updates on transportation related projects. He indicated in the upcoming HATS meetings they will be approving the TIP. He said there were recent meetings with Dauphin, Cumberland and Perry County bridge engineers to discuss

the local bridge projects and their line item findings on the 2023-2026 TIP. He also provided information on the increased level of funding available for projects in the next funding cycle and gave a progress report on the Bikeshare program. Tandem Mobility has been selected as the program vendor and funding is being sought from PennDOT and FHWA. UPMC maybe a possible program sponsor. It is intended the program will be implemented by the end of the summer.

The I-81 Implementation Strategy efforts are ongoing with updates to the project website and additional social media efforts.

Mr. Deck gave an update on the federally mandated county-wide stormwater planning (Countywide Action Plan (CAP)) effort. Staff prepared funding application to the Dauphin County Infrastructure program for a \$1,000,000 line of credit that would be used for the programs first project (Phase II of the Conewago Creek project) and for initiation of the WREP program.

Mr. Deck also reviewed the features of the TCRPC new website.

- d. Committees: No items.

NEW BUSINESS

- a. Subdivision/Land Development Matters

1. Review/Comments

On a motion by Mr. Spandler, seconded by Mr. Lenker, the Commission voted 7-0 to ratify staff review of the fourteen (14) applications.

2. Approvals

- a. Elizabethville Borough – Mark D. McAlanis & Chad L. Weibley
Subdivision

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 7-0 to accept the plan for review and to initiate the plan review.

- b. Zoning Amendments

1. Middle Paxton Township – Medium and High Density Residential Front
Yard Setback

Lauren McDaniel and Joel McNaughton spoke to the proposed amendment. It is related to the McNaughton Company's sketch plan for their proposed townhome development: Townes at Stoney Creek. They are seeking to have a modification to the setback requirement for townhome dwellings with integral garages in the R-2 and R-3 zoning district. The ordinance currently

requires a 40 foot front yard setback for townhomes in the R-2 District. In the R-3 District, the requirement varies between a 30 to 50 foot setback. They think a 25 foot setback is more appropriate for townhome development with integral garages. This setback reduction would allow for better use of the site and allow for a reduction of impervious coverage and allowance for additional recreational space.

Staff indicated that their draft recommendation was to not recommend the modification to the ordinance due to the structure and language of the proposed amendment. Staff suggested a separate use category and definition be created identifying the townhomes with integral garages and that setbacks for newly defined uses be included in the setback tables contained in the ordinance. It was the staff's perspective that there was a better way to modify the ordinance in order to reduce future confusion. This was why the approval of the ordinance was not recommended in its current format.

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 7-0 to not recommend approval and to provide comments as presented by staff on the proposed amendment.

2. Millersburg Borough –Downtown District Requirements

On a motion by Mr. Spandler, seconded by Mr. Lenker, the Commission voted 7-0 to recommend approval of the proposed amendment.

3. Lower Paxton Township – R1 to TND – Map Amendment Parcel 35-066-002

On a motion by Mr. Lenker, seconded by Ms. Morgan, the Commission voted 7-0 to recommend approval of the proposed amendment.

c. Sewer Modules

1. Gratz Borough – Rodichock Subdivision

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission voted 7-0 to ratify staff comments on the sewer module.

f. Intergovernmental Review

1. Susquehanna Township – Boyd Recreational Area – Phase II
2. Susquehanna Township – Parkway Creek Restoration Phase III
3. Londonderry Township – Conewago Creek Stream Restoration Project
4. Lower Paxton Township – Brightbill Park Redevelopment
5. Lower Swatara Township – Shireman Tract Park Development Project
6. Multi-Municipality – Foundation for PA Watersheds: 12 County Investment to Catalyze Agricultural Project Readiness
7. Dauphin County Recreation – Detweiler Park Public Facilities Connector Trail DCNR Grant Application

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 7-0, to vote on all applications in one action and to indicate plan consistency for each of the applications.

ADDITIONAL ITEMS

Staff indicated that they wished to recognize Commission Member Lenker for being invited to join the Fannie Mae Affordable Housing Collaborative Initiative to address the ongoing challenges in affordable housing supply in our country. The National Council of State Housing Finance Agencies (NCSHA) is leading this effort with Fannie Mae. Mr. Lenker thanked the Commission for the recognition and also wanted to thank the National Association of Homebuilders, with whom he is a long-term member and recent Chairman of its Housing Finance Committee, in assisting in his gaining the invitation.

Mr. Deck announced the annual TCRPC luncheon will be held on October 5, 2022 at the Penn Harris Conference Center in Camp Hill. Mr. Ryan Unger from the Harrisburg Chamber will be featured speaker and he will be presenting on the condition of the region's economy.

Ms. Gaiski reminded the Commission members the next meeting will be held on the second Monday of the month due to the July 4th holiday. (July 11, 2022)

There were no other additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:41 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, July 11, 2022.**

The meeting will be in the Dauphin County Veteran's Memorial Office Building's Second Floor for those wishing to meet in person. The meeting will be also available to the public and Commission members via Zoom.

Respectfully submitted,

Josh First

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Secretary