

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

October 19, 2022

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, October 19, 2022, in the Perry County Commissioners' Hearing Room of the Veteran's Memorial Building, New Bloomfield, PA, and via Zoom telecommunication software, with members participating in compliance with the provisions authorized under PA Act 15 of 2020. Chairman Turner called the meeting to order at 7:00 PM.

1. ROLL CALL

Members present were Chairman Jim Turner, Robert Shaffer, Michael Hartley, Dan Kirk, and Donny Bartch, with Cathy Gilbert, and Tom Graupensperger participating virtually through the Zoom meeting arrangements. Jason Finnerty was in attendance representing the staff. Tri-County Regional Planning Commission (TCRPC) Planner, Alexa Korber was also present remotely, representing staff and handling the logistics of the virtual meeting participation.

2. MINUTES

Chairman Turner asked the members if they had read through the September 21, 2022, monthly meeting minutes and if they had any edits they would like to offer. Mr. Shaffer recommended four minor edits.

Mr. Bartch motioned to approve the minutes addressing the recommended minor edits. Mr. Hartley seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. William Sloss was present to hear the information regarding the Cameron Drum Driveway Issue in Southwest Madison Township. He shared the denial letter he received regarding his claim with Nationwide Insurance against the TCRPC. He restated his comments that the Perry County Planning Commission (PCPC) has no coverage. He then commented on Mr. Smith's property and how Mr. Drum added Lot 4 from a subdivision in 2005 to Mr. Smith's right-of-way. Mr. Finnerty stated that the surveyor that prepared the plan was present and if Mr. Sloss has questions about whether Mr. Drum had the right to add the Lot 4 to the rights-of-way, and he should direct his questions to the surveyor who researched and certified the information on the plan. Mr. Sloss stated the 2005 plan where Mr. Drum added a lot to Mr. Smith's rights-of-way was prepared by Stephen Resinger and not Mr. Palm.

Mr. Finnerty shared information from Mr. Deck's latest telephone discussion with PennDOT on the matter. It was mentioned that PennDOT continues to work in an effort to come up with a comprehensive approach to stormwater issues that have been associated with this particular matter. It was mentioned more specifics should be available next month with approximately thirty days remaining with the time extension for Mr. Drum to address the issue.

Tom Palm was in attendance for Amos E., Katelyn S., Jacob F., and Katie S. Stoltzfus subdivision.

Deputy Andrew Bustin was also in attendance.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Chairman Turner asked the PCPC members if there was anything from the monthly communications list needing to be discussed, or if staff had any items to bring to the PCPC’s attention. None of the members requested any additional information from the monthly communications list. There were no communications needing to be highlighted by staff.

A copy of the communications list is attached to the file copy of the minutes.

B. Payment of Expenses

Mr. Bartch made a motion to approve the following expenses. Mrs. Gilbert seconded and the motion passed unanimously.

Transfer amount.....\$580.02

5. REPORTS

A. Treasurers Report

Mr. Hartley motioned to approve the Treasurer’s Report as presented. The motion was seconded by Mrs. Gilbert and passed unanimously.

B. Local Planning Assistance (LPA) Reports

Mr. Finnerty mentioned staff attended meetings with the Newport Borough, and Oliver and Watts Township Planning Commissions, providing updates on PICTURE PERRY. In Watts Township there was also a review of a subdivision plan for Rebecca L. Richmond.

Mr. Shaffer asked if the program was staying within budget this year. Mr. Finnerty indicated that the program as a whole, at last check, appeared to stay in line with the municipal contracts.

B. Program Progress Report

Mr. Finnerty reminded the PCPC members that there was a PennDOT open house at the Susquenita High School for the Clarks Ferry corridor improvements tomorrow evening (October 20, 2022) at 6:00 PM. Mr. Kirk asked if there was any design plans that could be viewed online. Mr. Shaffer indicated there were.

6. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan (PICTURE PERRY)

Mr. Finnerty stated, there were 21 municipalities committed to partnering with Perry County on the PICTURE PERRY comprehensive plan. The six townships opting out were mentioned by name as well as the three that remain undecided.

Staff has communicated with reporter Paul Wyatt on three occasions on the subject of PICTURE PERRY. He has advised the PCPC an article on the comprehensive plan should run the final week of October.

B. County Hazard Mitigation Plan Implementation

Staff is still awaiting the formal FEMA letter confirming funding has been awarded to the county for the Pre-Disaster Mitigation Grant to facilitate preparation of the 2025 Hazard Mitigation Plan. The county intends to contract the work out with this next plan.

C. Perry County Countywide Action Plan (CAP)

Chairman Turner asked if there was anything to mention with the Countywide Action Plan (CAP). Mr. Finnerty mentioned staff met with the HRG staff and the Perry County Conservation District staff to undertake a projects review for the next round of CAP implementation funding.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

- a. Subdivision File #22-064 Amos E. Stoltzfus and Kateyln S. Stoltzfus and Jacob F. Stoltzfus and Katie S. Stoltzfus - Northeast Madison Township

Mr. Palm provided the PCPC with a general overview of the plan.

Mr. Finnerty indicated the file now has a modification request list.

Mr. Graupensperger asked whether the drive had any surface material such as shale. Mr. Stoltzfus stated there was a finished layer of shale atop the drive.

With the existing lot configuration, Mr. Bartch pointed out there was a covenant on the prior subdivision that should carryover to this plan. The covenant was found to be present on the proposed plan limiting dwelling construction to the front 300' of lot 3.

Tom Graupensperger suggested driveway breakers might be considered to slow down erosive water velocities. He mentioned the photograph staff shared clearly showed a need to address this concern with visibly being transported and

deposited at the entrance leading onto the state route.

Mr. Stoltzfus asked the PCPC what is the reason for the steep slope concerns with the driveway? It was mentioned the contours and erosion were the concern. Staff shared a photo of the drive with the PCPC members. Mr. Kirk mentioned accessibility for fire trucks and emergency medical services access were an important concern. He indicated that larger fire trucks can at times drag at the entrances of such drives.

Mr. Shaffer offered concern for ripping up an existing road cartway.

Staff recommended at a minimum the file is required to contain the completed PennDOT Highway Occupancy Permit application to verify PennDOT's process has been initiated.

Mr. Kirk asked the direction of the cross-slope.

Average of the private roadway should be under the 12% slope. First 20' graded not to exceed 5%.

It was suggested the applicant propose breakers for the private drives to prevent erosion.

Tom Graupensperger recommended staff send Mr. Palm a copy of the Natural Areas Inventory information. Mr. Finnerty indicated he would follow up.

A motion was made by Mr. Shaffer to reaffirm the tabling of the plan. The motion was seconded by Mr. Bartch and passed unanimously.

2). Review and Report

Chairman Turner asked the Commission members if there were any questions regarding the monthly review and report table. No additional questions were asked regarding any of the plans on the monthly review report.

Mr. Shaffer motioned to ratify staff reviews of all plans listed in the monthly review report table. The motion was seconded by Mr. Graupensperger and passed unanimously.

A copy of the Review and Report Table is attached to the file copy of these minutes.

B. Other Matters

1). Sewage Facilities Planning Module File #22-02 Elmer S., Jr. and Elizabeth S. Esh - Saville Township

An omnibus motion was made by Mr. Hartley to ratify staff review of the two sewage planning modules on the agenda. The motion was seconded by Mr. Kirk and passed unanimously and passed unanimously.

2). Sewage Facilities Planning Module File #22-03 Jorich – Tyrone Township

See decision made in 7.B.1) above.

3). Intergovernmental Review for the Perry County Economic Development Authority
Perry Hometowns Multimodal Project (PennDOT Multimodal Transportation Fund)
- \$3,900,000.00

This item was inadvertently overlooked and will need be retroactively decided upon at the November meeting.

4). 2023 PCPC Meeting Dates

Chairman Turner asked if the PCPC members had reviewed the 2023 PCPC meetings dates and whether any of the members had any issues with keeping the meetings the 3rd Wednesday at 7PM. No one offered any adverse comments. It was the consensus among the PCPC members in attendance for the staff to proceed with advertising the meeting dates for 2023 in the Perry County Times.

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 8:30 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, November 16, 2022, at 7:00 PM. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building and via Zoom teleconferencing software.

Respectfully submitted,



Robert E. Shaffer, Sr., Secretary