

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

April 20, 2022

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, April 20, 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, Dave Rice, Dana Cotton, and Donny Bartch with Cathy Gilbert, and Tom Graupensperger, participating virtually through the Zoom meeting arrangements. Jason Finnerty was in attendance representing the staff. Executive Director Steve Deck, 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 March 16, 2022, monthly meeting minutes and if they had any edits they would like to offer. None of the members offered any revisions.

Mrs. Cotton motioned to approve the minutes without edit. Mr. Bartch seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. Tom Palm, Gregory Bitting, and Jesse Bitting were present for the Gregory R. Bitting and Wyona A. Bitting Subdivision plan in Northeast Madison Township. Mr. Leonard Wise was present for the Blain Building Supply, LLC. Subdivision and Land Development plans. Michael Hartley was in attendance as an observer and had expressed interest in serving on the County Planning Commission as a member.

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 list of monthly communications. Mr. Finnerty pointed out the office received a blasting schedule from Sherman's Valley Aggregates. He also shared an email message from Watts Township advising of the Township Board of Supervisor's adoption of an ordinance amending the Township's zoning ordinance for maximum building height in the Industrial District.

B. Payment of Expenses

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

Transfer amount.....\$315.02

5. REPORTS

A. Treasurer’s Report

Mr. Bartch motioned to accept the Treasurer’s Reports in the form of financial statements for the period of January 1, 2022, through April 30, 2022, for filing subject to audit. Mr. Shaffer seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

During the month staff met with the Oliver and Spring Township, Bloomfield and Marysville Borough Planning Commissions on the PICTURE PERRY project. There was also discussion on zoning changes in Bloomfield Borough and S&LDO changes in Oliver Township

A copy of the LPA Report is attached to the file copy of the minutes.

2. Program Progress Report

Covering transportation, Mr. Deck mentioned the local bridge support program, the reestablishment of the bike share program, and the latest on the Draft Transportation improvement Program. Mrs. Cotton asked when the TIP would be ready for review. Mr. Deck indicated it should be available around May 2nd.

In Perry County staff has been working with Oliver Township to update the Township’s S&LDO utilizing the TCRPC model.

Covering the Countywide Action Plan (CAP) \$40,000 has been applied to cover the Perry County Conservation District’s costs associated with the purchase of a no-till drill.

A copy of the Program Progress report is attached to the file copy of the minutes.

6. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan (PICTURE PERRY)

Once again all of the LPA meetings during the month have included time spent on PICTURE PERRY.

It was mentioned the draft PICTURE PERRY website was shared with the municipalities and the steering committee between meetings. Projects have been slow to arrive lately. Staff met with the four primary school district superintendents or their representatives. Staff has also reached out to some of the non-for-profits like the P.C. Literacy Council, the P.C. Arts Council, and the Perry Housing Partnership.

B. County Hazard Mitigation Plan Implementation

There was nothing new to report. The landowners in Jackson Township where the floodplain mitigation project was identified in the plan have still not indicated whether they intend to move forward by hiring a surveyor to assist in determining the flood elevation of their structure.

Mr. Shaffer asked if there was anything new to report on the Emergency Response Plan for the Co-gen Facility in Penn Township. Mr. Finnerty indicated he had not heard any more from the County EMA beyond their signing off on the plan. He indicated he had not heard anything from the fire company but knew it had been provided to the company for review. He requested staff get an update on the fire company's position on the matter.

C. Perry County Countywide Action Plan (CAP)

This item was covered in the Program Progress Report.

D. Driveway Access Concern - Cameron Drum/Southwest Madison Township

Chairman Turner asked if there was anything to report on the matter. Mr. Finnerty indicated that Mr. Deck and he spoke with Mr. Daryl St. Clair with PennDOT earlier in the day. Mr. St. Clair advised that Mr. Drum's attorney Mr. Philpott stated Mr. Drum will be filing an application for a highway occupancy permit. With PennDOT's official enforcement action initiated on the matter, it was the consensus of the PCPC that the item is removed from the agenda if there is nothing new to report.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

a). File #22-008 Blain Building Supply, LLC. (Subdivision)

Action to table the subdivision was taken with the land development plan in item 7.A.1.b).

b). File #22-009 Blain Building Supply, LLC. (Land Development)

Mr. Finnerty read an email message from Mr. Charles Axtman submitted earlier in the day on behalf of his client Leonard Wise. The message indicated Mr. Wise's intent to request a 90-day extension of time for the plan reviews so that the engineer's review comments could be addressed.

An omnibus motion was made by Mr. Graupensperger to table both plans for the month to address the county engineer's review comments of the land development plan and to accept the addition of 90-days to the review period. The motion was seconded by Mrs. Gilbert and passed unanimously with Mr. Rice abstaining.

c). File #22-022 Gregory R. Bitting and Wyona A. Bitting subdivision plan - Northeast Madison Township.

Mr. Palm initially presented the plan on behalf of his clients. Gregory Bitting then explained the access considerations as they were explained to him by PennDOT. He shared an *access covenant* form he was provided when looking into potential driveways for the lots with his subdivision.

Mr. Finnerty mentioned in addition to the list of modifications on the plan there was also the need to consider § 512 for monuments and markers and § 409.5.D.15) for all existing features within 200' of the property. He stated that the written request for each of the modifications had not been received.

A motion was made by Mr. Shaffer to grant modifications to §§ 403 and 407 for the preliminary plan procedure and specifications to consider the plan as a final plan; § 409.5.D. for the plat scale; § 409.5.D.1) elevation contour lines; § 409.5.D.4). soil types; § 409.5.D.5) for bearings and distances for existing easements; § 512 for monuments and markers; § 409.5.D.10) for delineating steep slopes, and § 409.5.J.1) regarding a final grading and earthmoving plan; § 409.5.D.15) for all existing features within 200' of the property; § 409.5.D.17) for the PennDOT highway occupancy permit and number; and 515.1. pertaining to lot self-sufficiency all in consideration of no adverse comments from Northeast Madison Township. The motion was seconded by Mr. Bartch and passed unanimously.

A motion was made by Mrs. Cotton to conditionally approve the plan subject to the receipt of the written modification requests with hardship. The motion was seconded by Mr. Shaffer and passed unanimously. Mr. Shaffer asked Mr. Palm if his clients would accept the condition offered. Mr. Palm stated yes, to accept the conditions on behalf of his clients.

Mr. Shaffer encouraged staff to contact PennDOT regarding the new access covenant form Mr. Bitting provided, to find out more about what may be a new program being initiated by PennDOT.

2). Review and Report

Chairman Turner asked the Commission members if there were any questions regarding the monthly review and report table.

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

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

B. Zoning Matters

1). Bloomfield Borough Revised Zoning Ordinance and Map

Mr. Finnerty indicated staff has been assisting the Bloomfield Borough Planning Commission (BBPC) through the LPA Program to update the borough's zoning ordinance and zoning map. There have been several revisions to both the zoning ordinance and the zoning map. The staff has unofficially reviewed and assisted the BBPC with work on the borough's planned residential district requirements, reducing the number of non-conforming uses in certain districts, and the establishment of an R-3 Residential District.

A motion was made by Mrs. Cotton to authorize the Chairman to sign the prepared letter in support of the proposed ordinance and accompanying map with the district revisions. The motion was seconded by Mr. Shaffer and passed unanimously.

C. Other Matters

1) Intergovernmental Review - Marysville Lions Club Park (DCNR and DCED Grants)

Mr. Finnerty explained two additional intergovernmental review requests arrived earlier in the day from the County's contracted grants writer. These projects involve two of the agenda-listed reviews with different funding programs. The two additions were Marysville Borough Lions Club Park Rehabilitation and Newport Borough Memorial Park Rehabilitation.

An omnibus motion was made by Mr. Shaffer to authorize the Chairman to sign the prepared intergovernmental and environmental reviews for the month inclusive of the late submissions. The motion was seconded by Mr. Bartch and passed unanimously.

2) NEPA Environmental Review - Newport Borough Memorial Park Rehabilitation

Action on this item was handled with 7.C.1).

- 3) NEPA Environmental Review - Marysville Borough Lions Club Park Rehabilitation

Action on this item was handled with 7.C.1).

- 4) Intergovernmental Review - The Green at Clarks Ferry Tavern Duncannon Borough - Perry County application on behalf of the Friends of the Clark's Ferry Tavern

Action on this item was handled with 7.C.1).

- 5) Intergovernmental Review - Newport Borough Memorial Park Rehabilitation

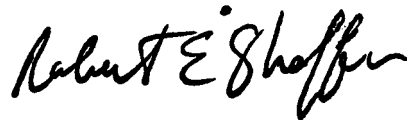
Action on this item was handled with 7.C.1).

8. ADJOURNMENT

Prior to adjourning the meeting, Chairman Turner asked Mr. Hartley if he was still interested in becoming a member of the PCPC, and if he had any questions to ask of the Commission members. Mr. Hartley indicated he was interested, however, he wanted to first check with his employer to make certain there would be no expressed issues. Chairman Turner requested Mr. Hartley to contact the office as soon as he is able with the results of the discussion with his employer.

Chairman Turner adjourned the meeting at 8:30 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, May 18, 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