

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

December 5, 2022

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, December 5, 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 Vice Chairman Bob Spandler at 4:09 p.m.

ROLL CALL

Those members present were Mr. Jonathan Bowser, Mr. John Kerschner, Mr. Gary Lenker, and Mr. Robert Spandler. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff. Guest included Mr. Mike Hess of HRG, Keith Heigel, David Kratzer, and Bill Specht.

MINUTES APPROVAL

On a motion made by Mr. Kerschner, seconded by Mr. Bowser, the Commission approved 4-0 the minutes from the November 7, 2022 meeting.

TREASURER'S REPORT

On a motion by Mr. Bowser, seconded by Mr. Kerschner, the Commission approved 4-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$6,574.00 for November, 2022. The Treasurer's Report in the form of Financial Statements for the month ending November 30, 2022 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: Mr. Duke reported the following notifications were received: November 21, 2022 correspondence from PA Department of General Services on their plans to repurpose and develop the DGS Annex (formerly known as the Harrisburg State Hospital Grounds).
- c. Program Progress Report: November, 2022

Mr. Deck presented information regarding the recent activities of Tri-County Regional Planning Commission (TCRPC) and Harrisburg Area Transportation Study (HATS). He reported on the regional bike share program, SusqueCycle. The program has started its winter break and will be returning in the spring. He also reported that he attended a career day at Shippensburg University. There is a recent opening with TCRPC staff for a transportation planner. Also, there is an ongoing need for summer intern help

He noted the County is conducting a virtual public meeting on Wildwood Lake improvements on Tuesday, December 13 at 7:00 PM. Also, staff presented the

Paxton Creek Watershed Story Map to the Greenway Partnership, and has been coordinating efforts with the environmental outreach staff for Capital Region Water.

Mr. Deck updated the Commission on the federally mandated county-wide stormwater planning Countywide Action Plan (CAP) effort and the initiation of the Water Resource Enhancement Program (WREP). Fourteen municipalities have either signed up or have indicated their intention on joining the program. The Commissioners are expected to authorize the execution of the agreements with the participating municipalities at their December 14, 2022 meeting. Staff will be working with these members to establish program goals, services and future projects.

- d. Committees: No current items.

OLD BUSINESS

- a. Subdivision/Land Development Matters

- 1. Approvals

- a. Millersburg Borough – Millersburg Area School District - Pre K-4 Additions & Renovations – Subdivision and Land Development –

Mr. Duke gave an update on the project. Upper Paxton Township has decided not to review the plans on their own and will allow the County to review them on their behalf.

No new plans have been submitted for review. Staff forwarded the review comments as approved by the Planning Commission at their last meeting. The applicant, the Millersburg Area School District through their Engineer, K&W Engineers, have indicated to Mr. Duke they intend on responding to the comments prior to the January meeting.

Mr. Hess provided an update to the Commission on the interaction / decision made by DEP regarding the continued efforts to have a joint stormwater retention project in the adjacent Millersburg Borough's Seal Park. He said DEP provided a determination on the need to permit Storm Water Management (SWM) improvements that involve building a berm across Tanner Run. DEP has determined that the project would require a permit because it involves grading within the floodway. He read from a determination from DEP which said that a Water Obstruction and Encroachment permit is required for the project. As suspected, this permit requirement would create timing issues with coordination of project construction with the school stormwater project. Mr. Hess further discussed the possibility of working with the Borough in developing the Seal Park water project and how there might be an advantage to having additional stormwater capacity available for both the Seal Park project and the required stormwater improvement installed by the School District.

Mr. Specht spoke about the need for the improvements for stormwater management in the area and thanked the Commission for considering his situation as a

neighboring property owner. He is hopeful that any future projects will result in improvements to solve the stormwater problems currently taking place.

There was some discussion regarding the timing for material being provided in time for the next meeting on January 9th, 2023 as the 90 day review period ends on January 9, 2023.

No action was required or taken on this item.

NEW BUSINESS

a. Subdivision/Land Development Matters

1. Review/Comments

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 4-0 to ratify staff review of the eleven (11) applications.

b. Zoning Amendments

1. Dauphin Borough – Short-Term Rentals

Mr. Keith Heigel, Engineer for Dauphin Borough gave a brief description of the proposed amendments. The Borough is seeking to manage the increasing number of short-term rentals within their community.

Mr. Duke said the staff had no major concerns with the contents of the ordinance. As with other reviews of short-term rental regulations, there is an increased level of enforcement required and administration for the permitting of such uses. The comments centered on making sure the Borough realized the additional administrative requirements identified by the proposed ordinance.

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 4-0 to forward the comments as contained in the presented draft letter regarding the proposed ordinance.

2. Swatara Township – Auto Service Stations in the Limited Commercial District (CL)

Mr. Duke indicated that the Township is considering an appeal for a zoning amendment to allow Auto Service Stations in the Limited Commercial (CL) District. The applicant is seeking to develop a convenience store on a property that currently in the CL district that is presently a restaurant use. The Township has a definition for a convenience store, but does not have it listed as permitted use or specified use within any zoning districts. They have this use as being allowed with Auto Service Stations and as a retail use. By

making this change, the Convenience Store use with a service station will be allowed in this location.

Dr. David Kratzer spoke regarding the application. He noted that in allowing the service station use in this district will, by definition and use classification, permit the convenience store use. The applicant's supplied petition suggests the code also contain limiting provisions on service station uses for the convenience store use associated with service stations. By adding these provisions to the code, there are guidelines which would ensure a good development and address any concerns about a convenience store use in this location. He noted that this a redevelopment of a site and that is also a factor when considering this petition.

Mr. Kerschner pointed out his concerns with the location (former Hoss's restaurant site). He was concerned that the area is often flooded and questioned the wisdom of having a fueling facility on this site. He wondered why the zoning should be changed if it does not make sense from an environmental perspective.

Mr. Duke said the staff comments included a suggestion that the Township review their current definition for convenience stores to determine if the site is appropriate for current development conditions. The current definition does not appear to be up to date with current development standards. It is also suggested that the Township have convenience stores as a separate and identified use within the zoning code, along with its set of use conditions and development considerations. The final suggestion was that the Township should review the appropriate location or zoning districts in which the convenience store development is permitted.

On a motion by Mr. Spandler, seconded by Mr. Bowser, the Commission voted 3-1, with Mr. Kerschner dissenting, to forward the comments as contained in the presented draft letter regarding the proposed ordinance

c. Sewer Modules

1. Middle Paxton Township – Chestnut Hill Subdivision Phase II
2. Middle Paxton Township – Detweiler Park - Main Entrance

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission voted 3-0, with Mr. Bowser abstaining to ratify staff comments on the Chestnut Hill Subdivision Phase II sewer module and voted 4-0 to ratify staff comments on the Detweiler Park Main Entrance sewer module.

ADDITIONAL ITEMS

a. Membership / Reappointment to Dauphin County Planning Commission

Mr. Duke informed the Commission that Mr. Dan Tunnell has decided to not seek reappointment to the Commission for an additional term. Mr. Tunnell had served on the Commission for over 20 years and also served as Chairman, Vice Chairman and Treasurer. It was the consensus of the Commission to send Mr. Tunnell a letter and certificate to recognize his contribution and to thank him for serving on the Commission.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:12 p.m.

The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, January 9, 2023 (Second Monday)**.

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