

# PERRY COUNTY PLANNING COMMISSION

**Minutes of the Meeting**

**April 19, 2023**

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, April 19, 2023, 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, Donny Bartch, Michael Hartley, and Dave Rice, with Cathy Gilbert, and Tom Graupensperger participating virtually through the Zoom meeting arrangements. Jason Finnerty was in attendance representing the staff. TCRPC Executive Director Steve Deck was also present remotely, representing staff and handling the logistics of the virtual meeting participation.

## **3. MINUTES**

Chairman Turner asked the members if they had read through the March 15, 2023, monthly meeting minutes and if they had any edits they would like to offer. None of the PCPC members offered any edits.

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

## **4. GOOD AND WELFARE**

Mr. Cody Jones was present for the William J. Sloss, Amy S. Beiler, and Richard L. Ritter, III Subdivision in Southwest Madison Township.

Centre Township Supervisor Colin Reynolds was in attendance as an observer.

Deputy Joe Blosser was in attendance as a representative of the Sherriff's Office.

## **5. COMMUNICATIONS AND PAYMENTS OF EXPENSES**

### **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 PCPC members requested any additional information from the monthly communications list.

### **B. Payment of Expenses**

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

Transfer amount.....\$1,750.00

## **6. REPORTS**

### **A. Treasurer's Report**

Mr. Graupensperger motioned to accept the Treasurer's Reports in the form of financial statements for the period of January 1, 2023, through March 31, 2023, for filing subject to audit. Mrs. Gilbert seconded the motion and the motion passed unanimously.

### **B. Staff Report**

#### **1. Local Planning Assistance (LPA) Report**

The only LPA meeting for the month was in Oliver Township. The Regional Planner Ben Warner has been assisting the Oliver Township Planning Commission with work updating the Township's Subdivision and Land Development Ordinance.

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

#### **2. Program Progress Report**

Covering transportation, Mr. Deck mentioned Harrisburg Area Transportation Study (HATS) is beginning to develop a safety plan. Earlier in the day information was shared with the Local Emergency Planning Committee (LEPC). The LEPC agreed to be a sounding board on the subject for HATS.

The local bridge program was mentioned along with the Barnett Woods Bridge in Bloomfield Borough. Mr. Reynolds asked if the program would include municipal bridges with spans under 20' that are not federally funded. He indicated Centre Township had a bridge on Huckleberry Road that despite its poor condition will most likely receive additional traffic during a future road project involving SR 0034. Mr. Deck indicated that federal funds may be used for bridge replacements if the new bridge would be greater than 20'. Such bridges would have to be compared to other locally owned, federal aid-eligible bridges to determine overall priority.

The Duncannon Study was mentioned. The schedule will include a public meeting in late May.

Mr. Shaffer asked if PennDOT had responded to the PCPC's letter on the highway improvements to US Traffic Route 22/322. Mr. Deck indicated the office received a communication from PennDOT as a response. Mr. Hartley stated he had received an email communication from staff on the subject.

With the regional program the Tri-County Regional Planning Commission has processed a payment for Perry County for the Countywide Action Plan.

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



## **7. UNFINISHED BUSINESS**

### **A. Perry County Comprehensive Plan (PICTURE PERRY)**

Our office has received 14 municipal resolutions adopting Picture Perry as the municipal comprehensive plan. Work has begun to implement the plan by undertaking a countywide project to inventory municipal equipment for encouraging equipment sharing loan arrangements. Included in the inventory will be a sample equipment loan agreement.

### **B. County Hazard Mitigation Plan Implementation**

Turned in 2<sup>nd</sup> quarterly report for the grant with PEMA, finalized the RFQ for consulting services, posted it to the County and TCRPC's websites, and shared it with consultants that have undertaken HMPs within a two county distance of Perry.

### **C. Perry County Countywide Action Plan (CAP)**

The CAP group met on Monday, April 17<sup>th</sup> to discuss project progress for the year, available assistance, and grant funding opportunities.

## **8. NEW BUSINESS**

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

#### **1). Approval Consideration**

##### **a. Subdivision File # 23-016 Brenda L. Moore – Millerstown Borough**

Mr. Finnerty stated he had received an email communication prior to the meeting from Mr. Joe Burget, Jr. requesting the plan to be tabled so the rights-of-way issues could be sorted out with Millerstown Borough.

A motion was made by Mr. Rice to table the plan at the surveyor's request. The motion was seconded by Mr. Shaffer and passed unanimously.

##### **b. File #23-024 William J. Sloss and Amy S. Beiler and Richard L. Ritter, III Subdivision in Southwest Madison Township**

Mr. Jones provided the Commission members with an overview of the lot addition plan.

Mr. Finnerty indicated when the initial plan was submitted the plan was titled a final minor lot addition plan with eleven initial modifications requested. The initial review pointed out that the plan qualified as a lot addition plan considering associated section requirements. It was pointed out that one or two modifications may need to be considered depending on input received from the Township. As of the meeting, the Southwest Madison Township Board of Supervisors had not provided comment on the plan.

A motion was made by Mr. Shaffer to table the plan to hear comment from the Southwest Township Board of Supervisors on the plan. The motion was seconded by Mr. Graupensperger 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. None of the PCPC members asked to see any of the plans.

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

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

## B. Zoning Matters

### 1) Watts Township - Rezoning portion of parcel 283,077.00-014.000 from R2 to C-1

Mr. Finnerty indicated staff received a proposed ordinance from Watts Township to rezone a portion of parcel 283,077.00-014.000 from R2 to C-1. The parcel stretches from US Traffic Route 11/15 to Old Trail Road. The portion requested for the change by the landowner is the part of the property fronting on Old Trail Road. Mr. Finnerty indicated that if the change didn't also consider a change to the adjoining property to the south, it could create a "spot zoning" issue for the neighboring property. These changes would both be supported by the County and Township's future land use plans which call for the area to be commercial.

A motion was made by Mr. Bartch to authorize the Chairman to sign the prepared letter in support of the proposed rezoning of the portion of parcel 283,077.00-014.000 from R2 to C-1 provided consideration is also made for rezoning the adjoining parcel 283,077.00-013.000 from R2 to C-1. The motion was seconded by Mr. Rice and passed unanimously.

## C. Other Matters

### 1. General Consistency Review of a PA DCED Greenways, Trails and Recreation Program Grant Application for Parking and Trail Improvements to the Millerstown Community Park to aid the Millerstown Recreation Committee (Total Project Cost \$549,000)

An omnibus motion was made by Mr. Rice to authorize the chairman to sign the two prepared letters confirming the general consistency with respect to the Perry County Comprehensive Plan. The motion was seconded by Mr. Shaffer and passed unanimously.

### 2. General Consistency Review of a PA DCED Greenways, Trails and Recreation Program Grant Application for the Newport Veterans Memorial Park Walkway - Newport Borough (Total Project Cost \$90,825)

See 8.C.1. Above.

3. PCPC Solicitor Recommendation

Following the March PCPC meeting staff requested input on potential solicitor candidates. A list was assembled consisting of thirteen prospective individuals. Mr. Deck contacted each to see if they would be interested and a RFQ was sent to all expressing interest. The office received two responses, one from Salzman Hughes, P.C. and the other from Nikolaus and Hohenadel, LLP.

Mr. Finnerty mentioned prior to the meeting the two proposals had been shared with each of the PCPC members with the agenda packet.

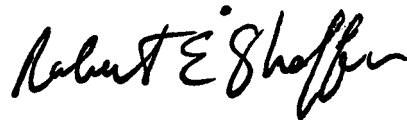
Mr. Rice recused himself from decision-making on the matter as he stated a conflict of interest.

Mr. Shaffer motioned to recommend the both firms to the Perry County Board of Commissioners in the following order of preference: 1. Salzman Hughes, P.C. and 2. Nikolaus and Hohenadel, LLP. The motion was seconded by Mr. Graupensperger and passed unanimously.

**8. ADJOURNMENT**

Chairman Turner adjourned the meeting at 8:15 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, May 17, 2023, 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,

A handwritten signature in black ink that reads "Robert E. Shaffer". The signature is written in a cursive style with a prominent initial "R" and "S".

Robert E. Shaffer, Sr., Secretary