

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 16, 2022

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, February 16, 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, Dave Rice, Dan Kirk, and Donny Barch with Dana Cotton, Cathy Gilbert, 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 January 19, 2022, monthly meeting minutes and if they had any edits they would like to offer. None of the members offered any revisions.

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

3. GOOD AND WELFARE

Mr. Charles Axtman and Mr. Leonard Wise were present to discuss the Blain Building Supply, LLC Subdivision and Land Development Plans.

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, and staff did not identify any from the list.

B. Payment of Expenses

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

Transfer amount.....\$1,400.00

5. REPORTS

A. Treasurer's Report

Mrs. Gilbert motioned to accept the Treasurer's Reports in the form of financial statements for the period of January 1, 2022, through February 28, 2022, for filing subject to audit. Mr. Bartch seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

Staff met with the Howe, Oliver, Spring, and Watts Township, and Marysville Borough Planning Commissions on the PICTURE PERRY project.

It was pointed out for some reason the monthly report did not display the Oliver Township meeting. Staff will make certain the filed copy contains the meeting.

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 potential development of warehousing facilities in Watts Township. He indicated the applicant has not submitted a formal HOP for access onto the state's highway system. Mr. Graupensperger mentioned he would like to see the developer, HATS, and PennDOT work out a proper access arrangement to route 11/15. Mrs. Cotton asked about possible improvements in connection with the access.

The Infrastructure Investment and Jobs Act was mentioned and it includes \$110 billion for the construction, repair, and research for roads and bridges.

HATS is currently evaluating a three-million-dollar downtown revitalization initiative submitted under the region's RTP Implementation Program for Perry County through its Economic Development Authority.

Considering regional projects Mr. Deck stated the contract details for the use of the initial implementation funds are being worked through with the Perry County Conservation District staff for Perry County's portion of the Countywide Action Plan (CAP).

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

6. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan

All of the LPA meetings during the month were focused on PICTURE PERRY. Staff also presented at the Perry COG and Boroughs Association joint meeting, and Marysville Borough Council meeting.

It was mentioned the draft PICTURE PERRY website was shared with the PCPC members between meetings. Comments and suggestions from Mrs. Cotton have been worked into the website.

B. County Hazard Mitigation Plan Implementation

The staff has been in contact with the landowners in Jackson Township on the floodplain mitigation project identified in the current plan. They are weighing the cost of hiring a surveyor to undertake the floodplain elevation check to establish the 1% Annual Occurrence flood level. He indicated a family member had asked whether the county had any funds to pay for the surveyor, and the response was no.

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

Earlier in the day, Mr. Deck and Mr. Finnerty had spoken with the PennDOT representative Daryl St. Clair who indicated Mr. Drum's attorney had contacted PennDOT's attorney regarding the enforcement action filed by the Department on January 7th with the Court of Common Pleas.

Mrs. Cotton and Mr. Kirk both shared their thoughts on the prior month's suggestion to limit visitors to be heard in the good and welfare portion of the agenda to a three-minute time limit for non-agenda items.

Mr. Finnerty read a portion of Section 508(6)(iv) of the Pennsylvania Municipalities Planning Coded related to the approval of plans.

E. 2022 Perry County Community E-Data Booklet

Municipal contact information updates have been worked into the updated 2022 Perry County Community E-Data Booklet. Because of the booklet's size, we will be breaking it into three parts so all of the information will transfer over to the website.

F. 2021 Building Activity Report

The staff has completed data collection of all 2021 building permits issued. Data has also been input into all associated tables and graphs for use in the TCRPC's Annual Building Activity Report for the region.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

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

Mr. Axtman presented the subdivision plan.

Mr. Finnerty indicated the initial review did not identify the substandard lot size associated with the proposed lot. Mr. Axtman indicated the survey for the separate subdivision of “New Lot 2” would be removed from the plan as he determined it would not be necessary for the accompanying land development plan.

Mr. Axtman indicated he will submit the revisions to the plan prior to the next meeting.

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

Mr. Axtman with Axtman Engineering, LLC presented the land development plan.

Mr. Finnerty highlighted the encroachment issue with the side yard building setback which was determined to be 15’ instead of 10’ as displayed on the plan. Mr. Wise indicated he has been in discussion with the Blain Lions Club who owns the property to the north where the proposed building would encroach upon the property line. Mr. Rice confirmed that the discussion with the Lions Club members had taken place and they would be meeting on the subject within the month.

Concerning the outfall from the stormwater system, Mr. Graupensperger asked if the adjacent stream had a HEC-RAS Study from which the floodway and floodplain are separately identified. Mr. Axtman could not confirm at the time but would double-check.

Mr. Kirk pointed out the need for identifying the parking, particularly handicapped-accessible parking.

Mr. Axtman said he would include the cleanout locations to the underground stormwater management system and double-check the FEMA data and make any revisions to the proposed plan.

A motion was made by Mr. Rice to table both plans for the month to revise the subdivision plan by removing the subdivision of the adjacent residential lot and seek the county engineer’s review of the land development plan once the applicant’s engineer has had the opportunity to revise the initial plan. The motion was seconded by Mr. Kirk 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.

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

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

B. Other Matters

- 1) 2022 Local Planning Assistance (LPA) Agreement – Bloomfield Borough - Level 2 \$1,200.00 (24 hours)

Mr. Finnerty stated an LPA agreement was received by the office for Bloomfield Borough and Marysville Boroughs. An omnibus motion was made by Mrs. Cotton to authorize the Chairman and Secretary to sign both LPA program service agreements with Bloomfield Borough and Marysville Boroughs. The motion was seconded by Mr. Graupensperger and passed unanimously.

- 2) Watts Township Zoning Amendment Section 367 (Pertaining to Building Height of Wholesale Businesses, Warehouses, and Similar Non-Processing Storage and Distribution in the Industrial District and Associated Increased Setback Distances)

Mr. Finnerty shared a proposed ordinance submitted to Watts Township by McNees, Wallace, and Nurick, LLC on behalf of MRP Industrial. The drafted ordinance contained zoning amendments pertaining to the building height of wholesale businesses, warehouses, and similar non-processing storage and distribution facilities in the Industrial District. Also included is a provision to increase yard requirements by 2 feet for every foot a building is over 35'. The Watts Township Board of Supervisors has asked that the PCPC review and offer comments on the proposed ordinance containing the zoning amendments.

Mr. Finnerty indicated the draft PCPC letter did not offer any adverse thoughts on the increased setbacks distances with the proposed allowance for additional building height, but recommended the supervisors consider three items with their decision. The submission of a vertical depiction of the proposed buildings, visual impacts to nearby residential properties, and third, the limitations and needs of emergency first responders should be solicited.

A motion was made by Mr. Bartch to authorize the Chairman to sign a revised letter clarifying the Re: line of the letter to include mention of the associated increased setback distances. The letter would be offered in support of the proposed ordinance after the supervisors considered the three items offered. The motion was seconded by Mr. Graupensperger and passed unanimously.

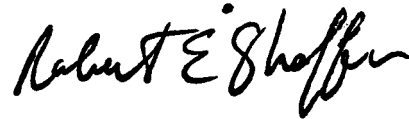
- 3) 2022 Local Planning Assistance (LPA) Agreement - Watts Township - Level 2
\$1,200.00 (24 hours)

Action on this agenda item was taken with 7.B above.

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 8:20 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, March 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,

A handwritten signature in black ink that reads "Robert E. Shaffer, Sr." The signature is written in a cursive style with a prominent dot over the 'i' in "Shaffer".

Robert E. Shaffer, Sr.
Secretary