

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 16, 2022

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, November 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, Robert Shaffer, Dan Kirk, Donny Barch, and Dave Rice with Cathy Gilbert, Tom Graupensperger, and Michael Hartley participating virtually through the Zoom meeting arrangements. County Commissioner Brenda Watson attended in her capacity as the Commissioners liaison. Jason Finnerty was in attendance representing the staff. TCRPC Communications Coordinator Larry Portzline was also present remotely, representing staff and handling the logistics of the virtual meeting participation. Deputy Derrick Bates was also in attendance representing the Sheriff's Office.

2. MINUTES

Chairman Turner, asked the members if they had read through the October 19, 2022, monthly meeting minutes and if they had any edits they would like to offer. Mr. Shaffer identified a few minor corrections, specifically related to acronym use and Mr. Rice pointed out a discrepancy in the motion made on the Stoltzfus subdivision plan.

Mr. Kirk motioned to approve the minutes with the edits identified. Mr. Rice seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

No one was present for the good and welfare portion of the meeting.

4. 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 members requested any additional information from the list of monthly communications. Mr. Finnerty shared information on the Act 14 notification for Karns Supermarket in Centre Township for constructing a water treatment system for its well, and two other notifications for PPL for reconductoring its 230 kV transmission lines running from the Juniata Substation in Perry County to the Cumberland Substation, and the merger of two water companies (Veolia Water, Pennsylvania, Inc. and Veolia Water Bethel, Inc.).

B. Payment of Expenses

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

Transfer amount.....\$540.00

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 November 30, 2022, for filing subject to audit. Mr. Graupensperger seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

During the month staff met with the Bloomfield Borough Planning Commission for the only requested LPA meeting. There was discussion on a previously reviewed subdivision and a newly submitted land development plan.

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

2. Program Progress Report

Covering transportation, Mr. Finnerty mentioned he had attended the PennDOT Open House event at Susquenita High School for the Route 22/322 Clark’s Ferry Improvements Project. He indicated Commissioner Watson attended and Mr. Shaffer was also there. Mr. Shaffer highlighted several concerns regarding the project as it related to its impact on local traffic patterns. Of these, he pointed out a concern for emergency services, and an anticipated increase in traffic volumes along the US Route 11/15 corridor as driver preferences would likely shift to avoid the proposed six-mile rerouting of traffic on this section of US Route 22/322 to Duncannon. He suggested the County Planning Commission send a letter to HATS prior to the November 21st deadline. It was the consensus a letter be drafted between meetings and sent out to HATS with PennDOT copied on the communication.

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)

Mr. Finnerty provided a status report on the number of PICTURE PERRY municipal partners. He indicated the three undecided municipalities have now chosen their path

forward. Saville Township was the last municipality to officially partner with Perry County on the project, bringing the number up to 22 municipalities.

B. County Hazard Mitigation Plan Implementation

The PCPC staff has been working with the Fiscal Office the Perry County Board of Commissioners, the Fiscal Office, the EMA Office and PEMA to coordinate the release of the contract for the FEMA-awarded Pre-disaster Mitigation Grant.

C. Perry County Countywide Action Plan (CAP)

Mr. Finnerty mentioned the Herbert, Rowland, and Grubic staff had prepared the monthly CAP report and sent it on for Perry County and each of its partners.

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. Finnerty shared a letter provided by Mr. Thomas Palm on behalf of his client granting the PCPC a 60-day extension. The extension would extend the PCPC's review of the application to January 26, 2023.

A motion was made by Mr. Rice to accept the time extension for the review of the Amos E. Stoltzfus and Kateyln S. Stoltzfus and Jacob F. Stoltzfus and Katie S. Stoltzfus subdivision and table the 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. No additional questions were asked regarding any of the plans on the monthly review report. Mr. Finnerty shared information regarding the Sandra Richmond land development plan in Watts Township.

Mr. Rice 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). Marysville Borough Zoning Ordinance – Review of Part 4 and Part 8 (Revisions to April 2021 complete ordinance review)

The revisions undertaken to the two parts of the ordinance looked to address short-term rentals. Mr. Finnerty explained the Borough had previously sent the ordinance with short-term rentals as its own individual part of the ordinance. The revision has repositioned the requirements of short-term rentals in the general requirements part of the ordinance. The ordinance part covering the districts and allowed uses was also adjusted.

Mr. Finnerty pointed out the borough is also looking to specify 21-days per year for rentals as the determining point when the borough would be required to have a permit.

A motion was made by Mr. Shaffer to authorize the chairman to sign the prepared letter supporting the proposed revisions to Parts 4 and 8 of the Borough's Zoning Ordinance. The motion was seconded by Mr. Kirk and passed unanimously.

C. Other Matters

- 1). Intergovernmental Review for the Perry County EDA Perry Hometowns Multimodal Project (PennDOT Multimodal Transportation Fund) - \$3,000,000 Requested (\$3,900,000.00 Total Project)

This item was inadvertently overlooked and was considered for a retroactive decision on the matter. Commissioner Watson advised the PCPC members that the County had in fact withdrawn its PennDOT Multimodal Transportation Fund application for the Perry Hometowns initiative therefore no action would be needed at this time.

- 2). Intergovernmental Review for the Bloomfield Borough Park Development Project (PA DCNR) - \$280,000 Requested (\$350,000.00 Total Project)

Bloomfield Borough continues to search out funding for improvements to its park.

Chairman Turner mentioned perhaps another item in the agenda could be handled under the same decision. Mr. Finnerty stated item four under the Other Matters portion of the agenda could be handled at the same time. He indicated the Newport Borough Sewer Authority's project involves the separation of sanitary sewer from stormwater which has been continuous effort for many years.

An omnibus motion was made by Mr. Shaffer to authorize the chairman to sign the prepared letter supporting the Bloomfield Borough Park Development Project grant application and the Newport Borough Sewer Authority Project grant application. The motion was seconded by Mr. Graupensperger and passed unanimously.

- 3). NEPA Environmental Review - Liverpool Borough Wastewater Treatment Plant Rehabilitation

As the facilitator of the Perry County CDBG program, SEDA-COG staff has notified the PCPC on a NEPA Environmental Review for improvements to be undertaken at the Liverpool Borough Wastewater Treatment Plant.

A motion was made by Graupensperger to authorize the chairman to sign the prepared letter supporting the Liverpool Borough's CDBG grant to improve the Borough's wastewater treatment plant. The motion was seconded by Mr. Bartch and passed unanimously.

- 4). Intergovernmental Review of a (DCED PA Small Water and Sewer Grant Application for the Newport Borough Sewer Authority - \$425,000 Requested (\$500,000.00 Total Project)

See action taken with 7.B.2 above.

- 5). Intergovernmental Review – Lake Heron Conservancy Retreat Dam Repair – Multiple Grants (\$750,000-\$900,000 Total Project)

Mr. Finnerty explained the office had received a letter from the Lake Heron Conservancy for multiple grants to upgrade the Lake Heron Dam to meet PADEP requirements.

A motion was made by Mr. Bartch to authorize the chairman to sign a revised letter supporting the Lake Heron Conservancy's grant application to repair the Lake Heron Dam. The revision to the letter would "encourage" the Conservancy to allow the general public access and opportunities to experience the amenities of the property being supported by any secured public finances without fee. The motion was seconded by Mr. Graupensperger and passed unanimously with Chairman Turner abstaining.

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 8:17 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, December 21, 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