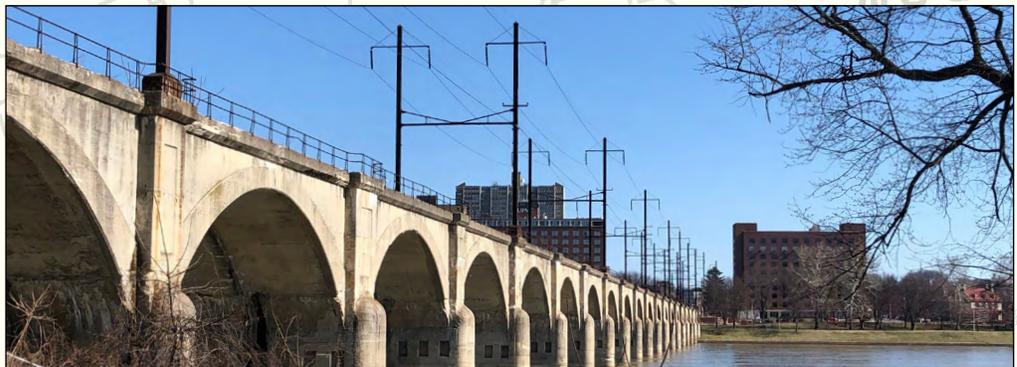


# 2022 ANNUAL REPORT



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## A MESSAGE FROM THE CHAIRS

**We are pleased to present this Annual Report on the activities of the Tri-County Regional Planning Commission for 2022.**

This report is provided as a service to the citizens of the Tri-County Region and to update the respective County Commissioners and Planning Commission members about our activities and accomplishments during the year for all of the programs we administer.

2022 was a year of returning to normalcy from the effects of the pandemic for TCRPC.

The **2022 Annual Luncheon** hosted over 100 people to enjoy a keynote from Harrisburg Chamber & CREDC CEO Ryan Unger regarding the outlook of the region's Post-COVID economic future.

The **TCRPC website** was entirely redesigned with an updated look and expanded content, including the launch of the **Planning Toolkit**, updated model ordinances, and the latest planning news from throughout the region. These are useful resources for municipalities not just in our region but across Pennsylvania that are continually challenged by shifting trends and issues.

Finally, implementation of the **Countywide Action Plans (CAP)** began in earnest, with \$1.2 million in selected project funding provided to address water quality issues.

At the county level, **Dauphin County Planning Commission** launched its watershed-based **Water Resource Enhancement Program (WREP)** to enable more cost-effective stormwater management for municipalities. The first WREP project was the Conewago Creek Restoration project, from which the sediment reduction benefits were available to be shared with other municipalities in the watershed at a cost-effective rate. Similar projects will continue to be implemented through the WREP program.

**Perry County Planning Commission** completed its Comprehensive Plan update known as **Picture Perry**. As part of this effort, over 200 projects were identified to make Picture Perry an implementable, online resource for Perry County communities.

Additionally, the Perry County **local planning assistance (LPA) program** continues to grow and provide planning support to several municipalities.

Staff also provided over 300 hours in **technical planning assistance** to Dauphin and Perry County



*TCRPC Office,  
Veterans Memorial Building,  
112 Market Street,  
2nd Floor, Harrisburg*

municipalities beyond regular reviews for subdivision plans and zoning ordinance work.

**Harrisburg Area Transportation Study (HATS)** generated yet another short-range **transportation improvement program (TIP)**, with the federal infrastructure bill passing mid-process to prompt an immediate “do-over” to accommodate a 30 percent increase in funding.



*SusqueCycle bikes located on Market Square in downtown Harrisburg. TCRPC launched the regional bikeshare program in fall 2022.*

The **Regional Transportation Plan (RTP) implementation grants program** completed its second round of project awards, funding approximately \$6 million in construction projects and planning studies to work toward a safer and more accessible transportation system.

In the fall, the regional bike share program for the Harrisburg area was restarted as **SusqueCycle**, with initial stations expected to be expanded and interconnected throughout the region this spring. Future locations will be identified with the assistance of the **bike/ped video counting program** initiated in the summer of 2022.

Overall in 2022, TCRPC’s staff of 12 worked hard to be a trusted resource for its municipalities. Through funding, planning tools, and education and training, TCRPC worked to exceed the basic requirements of the Municipalities Planning Code (MPC).

The efforts listed above are just the highlights from a very productive year. We encourage you to read through this report for additional details on each of these programs.

It is our goal to continue to grow as a vital partner to help build a better future for our region.

We look forward to maintaining these productive working relationships in 2023.

Sincerely,



*Robert A. Spandler,  
TCRPC Chairman*



*Mary Gaiski,  
DCPC Chairwoman*



*James H. Turner,  
PCPC Chairman*



*Jeffrey T. Haste,  
HATS Chairman*

*Robert A. Spandler    Mary Gaiski    James H. Turner    Jeffrey T. Haste*

## **ABOUT TCRPC**

The mission of the Tri-County Regional Planning Commission is to foster the long-term livability and vitality of our communities, counties and region.

Since 1966, we've been a forum for information sharing, consensus building and coordination to tackle regional issues facing the diverse communities of Cumberland, Dauphin and Perry counties. We believe the region is stronger when we work together.

TCRPC's four main programs include:

- the **Regional Growth Management Plan**, which promotes economic growth and revitalization in our communities while protecting natural resources, optimizing transportation options and recognizing important quality-of-life issues;
- the **Harrisburg Area Transportation Study (HATS)**, the federally designated Metropolitan Planning Organization (MPO) for the three-county region;
- and providing staff support to the **Dauphin and Perry County Planning Commissions**.

TCRPC meets all of these needs with a small staff that provides a tremendous variety of planning support, technical expertise and opportunities for education and training -- all in a spirit of collaboration. Guiding our work is a 19-member, county commissioner-appointed board comprised of residents and officials from Dauphin and Perry counties.

## **OUR MISSION**

TCRPC's mission is to foster the long-term livability and vitality of our communities, counties and region.

The mission is achieved by encompassing three core values:

- Promote policies, programs and activities that recognize the diverse and desirable qualities of individual communities and the benefits each of these communities brings to the entire region.
- Foster cooperation among local governments to address regional issues through public education, information sharing and intergovernmental coordination.
- Assure, preserve and optimize our quality of life by recognizing and adjusting to both external and internal factors that influence our region's land development and conservation.

**OUR MISSION:  
To foster the long-term  
livability and vitality of our  
communities, counties  
and region.**

## **2022 MEMBERSHIP**

Guiding TCRPC's work is a 19-member board comprised of the following representation, each appointed by their respective counties' board of commissioners:

- One commissioner from each county;
- Four members from each of the counties' planning commissions;
- One "at-large" member from each county to represent the entirety of the county; and
- One member representing municipal interests nominated from each of seven regional planning areas (RPAs).

TCRPC's program and services focus on the implementation of the Regional Growth Management Plan (RGMP) and the Regional Transportation Plan (RTP), with the regional planning areas serving as the core areas for implementation. RPA representatives serve as ambassadors of the TCRPC mission and are an essential component in maintaining

the relationship between the municipalities they represent and the implementation of TCRPC programs.

#### **OFFICERS:**

- **Chairman:** Robert Spandler
- **Vice Chairman:** Danny Kirk
- **Secretary:** John Kerschner
- **Treasurer:** Tom Graupensperger

#### **DAUPHIN COUNTY:**

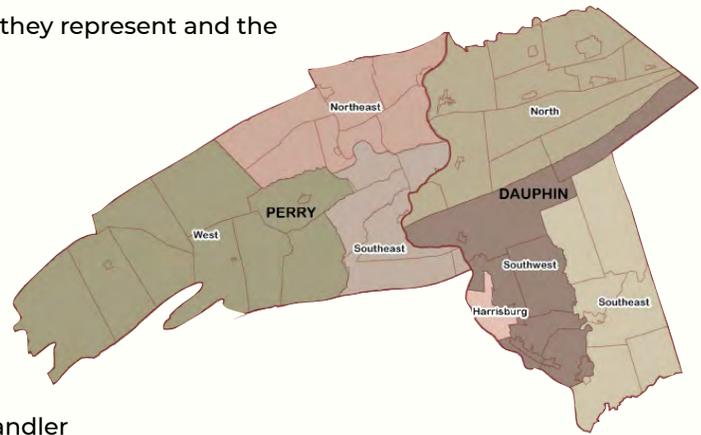
- **Board of Commissioners:** Chad Saylor
- **Planning Commission:** Mary Gaiski, John Kerschner, Gary Lenker, Robert Spandler
- **Member-at-Large:** Fred Lighty
- **Dauphin Southwest Regional Planning Area:** Frank Chlebnikow
- **Dauphin Southeast Regional Planning Area:** Robert Hess
- **Dauphin North Regional Planning Area:** Deb Everly

#### **PERRY COUNTY:**

- **Board of Commissioners:** Brenda Watson
- **Planning Commission:** Dana Cotton, Tom Graupensperger, Danny Kirk, Jim Turner
- **Member-at-Large:** Bill Lyons
- **Perry Northeast Regional Planning Area:** Frank Campbell
- **Perry West Regional Planning Area:** Nina Fitchet
- **Perry Southeast Regional Planning Area:** James Fuller

#### **CITY OF HARRISBURG:**

- **Harrisburg City Regional Planning Area:** Wayne Martin



## **ENHANCING OUR COMMUNITIES**

TCRPC provides a wide range of services to Dauphin and Perry counties and their constituent municipalities.

These services and activities are intended to provide technical support in a wide range of planning topics and financial support through direct funding and written support for grant applications to other agencies/organizations.

*Please see the DCPC and PCPC sections for details regarding 2022 County Planning Commission accomplishments.*

## **REGIONAL GROWTH MANAGEMENT PLAN IMPLEMENTATION**

### ***Attainable Housing Research --***

As with the rest of the nation, the Tri-County region is facing a shortage of affordable housing for residents. As the region's economic growth continues to center around warehouse and service industries, affordable housing for workers within these sectors has become an increasing concern.

TCRPC staff continues to examine the challenges of expanding affordable housing for the growing labor force. We have been assisting the Dauphin County Office of Economic Development in their meeting of compliance requirements in funding the various housing related programs and initiatives.

Included in this work is an analysis of the local municipal zoning and subdivision regulations to identify various barriers and restrictions in place that would restrict the development of affordable or attainable housing.

Staff has also worked on the development of model zoning and subdivision ordinances which seek to reduce these barriers to the development of affordable housing. The draft ordinances include provisions which increase allowable housing densities, reducing mandated lot sizes, and expanding the areas for various mixed use and cluster type housing.

Providing attainable housing is a complex and multi-faceted issue that will continue to be relevant as the region grows and changes. TCRPC staff will meet to discuss changes and developments in the industry and will be available to consult with local communities and provide input on issues they are facing.

TCRPC hopes to be a valuable resource to municipalities on the subject of affordable housing and to act as a consulting resource moving forward with local regulations.

## **Planning Toolkit Update --**

The municipalities in the Tri-County region face a wide variety of planning issues (affordable housing, solar facilities, off-street parking management, short-term rental facilities) which are managed through MPC-enabled tools.

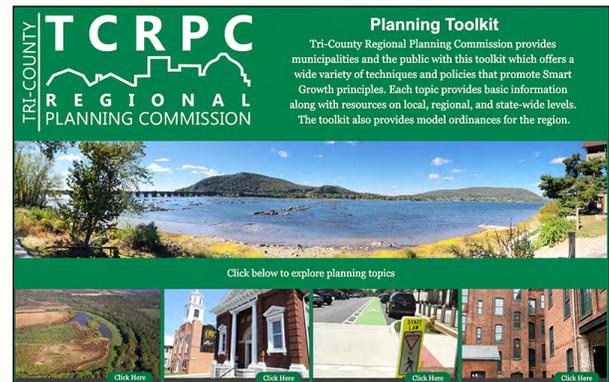
TCRPC staff presented its recently created Planning Toolkit on multiple occasions to municipal officials, Widener law students and more.

In 2022, TCRPC finalized updates to the Model SALDO and Zoning Ordinances and created fact sheets that include reference materials to better enable municipalities to address planning issues.

The issues addressed are a consistent and effective means for implementation of the recommended Regional Growth Management Plan (RGMP) policies.

The approach focuses on providing materials in an easy-to-use, online format tailored to address the greatest current needs, but flexible enough to update to address changing issues and trends.

The [Planning Toolkit](#) is continuously maintained, and feedback is encouraged.



## **Regional Environmental Program --**

As the region moves forward with stormwater management activities, water resources have become an important component of TCRPC's environmental program.

As TCRPC helps to implement the region's Countywide Action Plan (CAP) and Water Resources Enhancement Program (WREP), and continues to support local conservancies

and environmental organizations with their mapping and research needs, staff has made an effort to connect with additional agencies that focus on protecting water resources and enhancing water quality.

This includes forging new relationships with organizations such as the Paxton Creek Greenway Partnership and Capital Region Water, among others.

A project completed for the Paxton Creek Greenway Partnership helped identify various conceptual and planned projects in need of funding. It also provided a visualization of where these projects lay in the watershed through an online map and graphic story map. Outreach to various Dauphin County organizations was conducted using an ArcGIS generated survey.

Connecting with these organizations has given TCRPC the opportunity to bolster the environmental protection and stormwater/water quality management goals set by the counties' comprehensive plans.

Identifying water quality, flooding prevention or stormwater management projects that are important for MS4 compliance and other stormwater efforts have the additional benefit of contributing positively to the overall environmental health of the region.

Staff will continue to maximize their relationships with conservation and environmental protection organizations to achieve mutual goals in the future.

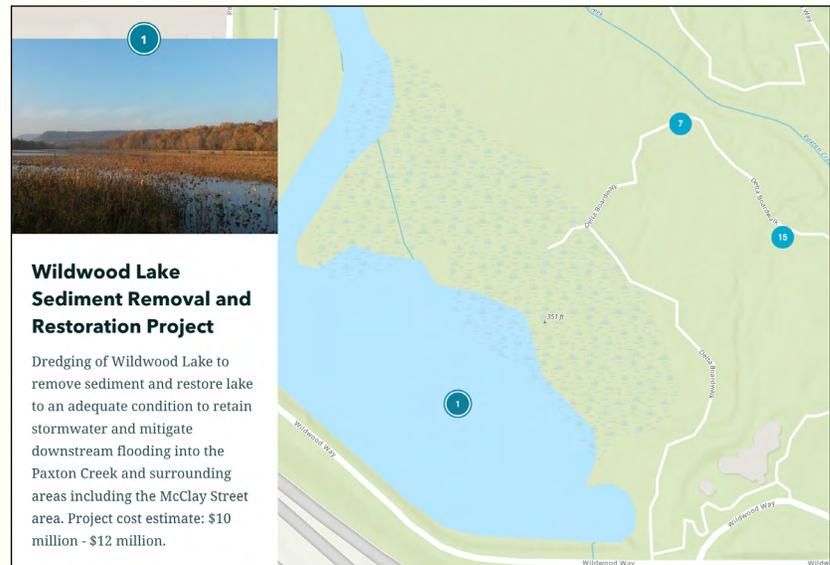
## **Countywide Action Plan Implementation --**

In 2022, TCRPC entered a memorandum of understanding with Juniata and Mifflin counties to administer a grant to develop **Countywide Action Plans (CAP)** required in the PA Department of Environmental Protection (DEP) Phase 3 watershed implementation program.

While coordinated regionally through a consultant open-end agreement, each county now has an individual plan prepared as a focused tool to implement on-the-ground projects to improve local creeks and streams, mitigate stormwater problems, lower flooding risks and reach pollution reduction goals.

Having completed the planning effort in September 2021, TCRPC qualified for and received approval for an implementation grant of approximately \$2 million for a series of implementation projects.

In 2022, those funds were used for projects in three of the four partner counties, including: in Dauphin County, the Conewago Creek flood plain restoration project; in Perry County, purchase of a no-till drill for the Perry County Conservation District and a Cover Crop Incentive Program and Baken Creek Restoration project (\$155,000), and the Yoder–Upper Kish Ag BMP in Mifflin County.



***Paxton Creek Greenway story map***

## ***Building Activity Report --***

Each year since 1981, TCRPC has published county and municipal building permit information. Consolidated into a single report, it focuses on building permit activity and construction costs for residential, commercial and industrial development in the region.

The information is shown in easily comparable tables, graphs and text. Subdivision and land development plan data is also included to identify potential development activity in relationship to Planned Growth Areas (PGAs) as delineated in the Regional Growth Management Plan.

This important data indicates growth patterns and trends occurring in the counties. It is also used in reports of countywide valuation, regional demographic/housing projections, and evaluating funding opportunities. It is a popular resource for developers as well.

The 2022 report demonstrated a continued pattern of building the local tax-base and providing new job opportunities. It also showed that continued growth in residential inner-ring suburbs will be crucial to linking the region's transportation options with our land use regulations to ensure the desired built environment is achieved and accessible to all, as recommended in the RGMP.

## **INTERGOVERNMENTAL REVIEWS**

All applicants requesting federal and state grant funds are required to submit their application to a regional clearinghouse for review and comment.

This review is to ensure the intended public investments are consistent with the regional goals, policies and direction of our Regional Growth Management Plan, to share planning information, and to give opportunity for the public to comment.

Functioning as a designated clearinghouse agency, TCRPC reviewed 119 applications during 2022, totaling nearly \$175 million with the majority coming from state sources (\$103 million). The applicants for this funding were primarily local governments with projects including community facilities, environmental, water/sewer system improvements, drainage and storm water management improvements, and parks and recreation.

In addition, 70 PA DEP Chapter 102 forms requesting land use consistency determinations were processed.

## **AFFILIATE DATA CENTER**

As an affiliate to the PA state Data Center (SDC), TCRPC is obligated to disseminate, promote and assist potential data users including government, business, non-profits and private citizens. As the US Census Bureau continues to publish data, TCRPC will also use it in comprehensive plan updates, assist municipalities in data research, grant applications, transportation planning, and regional planning programs.



## **GEOGRAPHIC INFORMATION SYSTEMS**

TCRPC's GIS staff continued its foray into online mapping in 2022. ESRI products that feature online interfaces -- including the new story map template, Experience Builder, Dashboards, and the ArcGIS Hub website builder -- have all been used to display data and present various planning initiatives in an interactive, easy-to-use way.

Transportation planning staff have started to use open source GIS software for data analysis. For ingestion and storage of Waze for Cities data, planning staff are using PostGIS (spatially enabled SQL database).

Through the Waze for Cities Partnership, the transportation staff is collecting approximately 1,300 data points related to congestion, vehicular accidents, and travel time per day throughout the region.

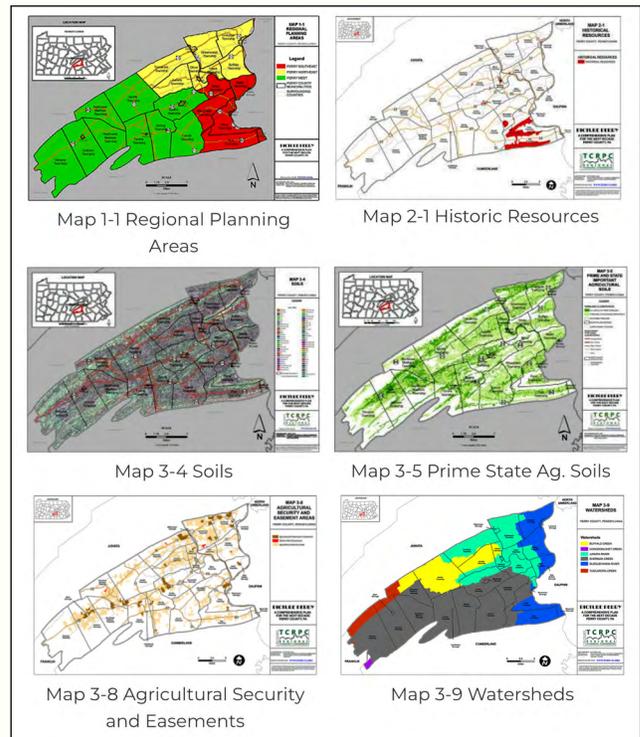
This data can be used in conjunction with other travel time or safety data to make more reliable decisions for infrastructure spending. Transportation staff also utilized QGIS, an open-source cross-platform mapping software, for conducting analysis.

These software platforms allow the staff to expand the analytical capabilities in terms of the processing tools and the quantity of data that can be processed to generate more reliable information for better informed decision-making.

Work has also continued with ArcGIS Desktop and PRO applications, by which the internal Environmental Resources application is managed.

Besides the annual update of in-house GIS layers, other Desktop work includes the following:

- Digestion of WAZE data for in-house use;
- Continued work on the Safety Analysis in conjunction with Kittelson;
- Began work on a regional Crash Layer for future use in Transportation Planning;
- Began creating a Regional Intersection layer to be used in the Safety Analysis;
- Utilization of the Labor and Industry data for a variety of GIS Projects in 2022;
- Continued work on best possible locations for EV Chargers using GIS Software;
- Updates to the community facilities layer (hospitals, post offices, fire houses, police stations, library);
- Updates to the warehouse/distribution layer and converting it from point to polygonal;
- Overseeing rolling updates to the Dauphin County Agricultural Easements database;
- Updates to the Regional Transportation Plan GIS layers, including project pipeline and environmental justice layers, as well as online interactive mapping application;
- Finalized Anderson Land Use and Land Cover for Dauphin and Perry counties;
- Future Land Use update completed for Perry County;
- Drafting an interactive ArcGIS Hub website for the Picture Perry Comprehensive Plan;
- Picture Perry Comprehensive Plan maps created (roughly 30 maps);
- Update completed for the Perry County Agricultural security areas layer (Polygon layer created based on the parcels);
- Continued work in conjunction with the Susquehanna Greenway Partnership while using GIS software;
- Bike share location maps created for the region;
- Created a GIS database for bicycle and pedestrian data collection locations in conjunction with the SPACK Video Recorders;
- Dauphin County SALDO Points added to database;
- Perry County SALDO Points added to database.



*Picture Perry Comprehensive Plan Maps*

# PROFESSIONAL DEVELOPMENT

TCRPC staff logged 70 hours of training to stay current in the field of planning, advance the delivery of our work program, and improve skills to be a resource for the region.

# ADMINISTRATION & FINANCE

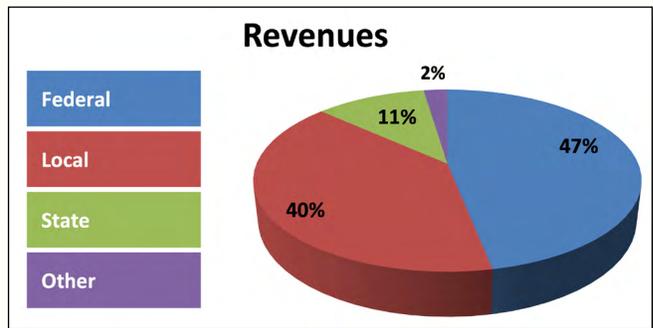
Coordinated administration of the planning programs provided by TCRPC on an ongoing basis generates considerable cost savings for Dauphin and Perry counties, which would otherwise be required to foot the bill for independently administered planning programs. This collective effort provides efficiencies in executing work tasks and prioritizes efforts in seizing opportunities for transformative and positive change.

Administration activities by staff include development of the Commission's work program and budget to support its implementation, monitoring program progress, preparing and submitting required applications and contract documents, fulfilling designated regional agency functions, as well as the day-to-day functions of managing staff and office facilities.

TCRPC is committed to the proper and thoughtful use of public and private dollars entrusted to us for the betterment of the region. The illustrations at right summarize the finances of TCRPC in 2022, which encompass a total budget of \$5,893,537. "Pass-through" funding awarded directly to professional consultants for planning projects through a competitive selection process constituted a vast majority of the budget.

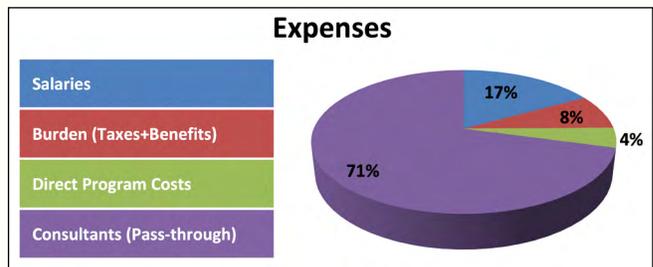
## Revenues --

Federal funding makes up 47% of the revenue. State funds contribute 40% of TCRPC's operating revenues, with other local county and municipal contributions contributing 11%. Other subdivision and land development fees paid by developers, sponsorships and interest income generate the smallest portion of total revenues at 2%.



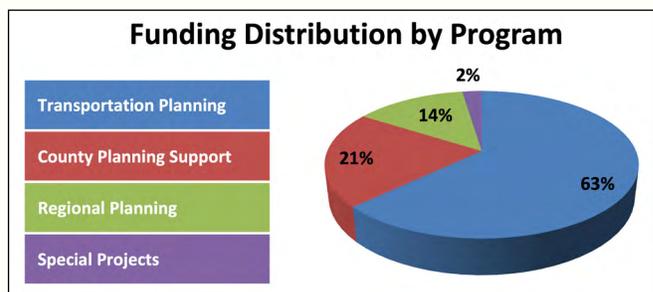
## Expenses --

The majority of the expenses involve "pass-through" funding, with labor and burden expenses directed to program delivery for transportation planning, regional planning and county planning support making up 25% of expenditures. The remaining expenses are other direct costs for operations, facilities and equipment.



## Funding Distribution By Program --

Finally, the transportation program receives the greatest funding support at 63%, while 35% is directed toward county planning support and regional planning programs. Special projects cover the remaining 2% of program funding.



Complete details regarding TCRPC programs and expenditures are available in the annual audit report, which is completed by April 30 of each year and in monthly financial statements presented to the Commission.

## **EXTENDING OUR OUTREACH & COMMUNICATION**

Given the large number of planning issues and challenges, it is critical that TCRPC effectively communicate with municipalities and stakeholder organizations in an effort to establish partnerships by addressing key issues.

### **Partnerships --**

The regional planning program builds upon the message of sustainability (fiscal and environmental) to underscore our connections within the region and with other regions. Emphasis areas are defined by the RGMP, ongoing TCRPC representatives' input, the regional transportation program, and long-term emerging regional trends and demographic indicators. To that end, TCRPC staff participates in many regional and statewide committees and task forces, and coordinates with other organizations. Among them are:

- Appalachian Trail Conservancy
- Capital Area Transit (CAT)
- Capital Region Water
- Capital Resource Conservation and Development (RC&D) Area Council
- Councils of Government
- Cumberland, Dauphin & Perry County Conservation Districts
- Cumberland, Dauphin & Perry County Emergency Management Agencies
- Cumberland, Dauphin & Perry County Library Systems
- Cumberland, Dauphin & Perry County Local Emergency Planning Committees (LEPC)
- Dauphin County Economic Development Corporation
- Federal Emergency Management Agency
- Harrisburg Regional Chamber & CREDC
- Harrisburg University
- Hispanic Chamber of Commerce of Central PA
- Homebuilders/Real Estate organizations
- Kittatinny Ridge Coalition
- Manada Conservancy
- PA American Water
- PA Boroughs Association
- PA Department of Aging
- PA Department of Conservation & Natural Resources
- PA Department of Environmental Protection
- PA Department of Health
- PA Department of Transportation
- PA Downtown Center
- PA Emergency Management Agency
- PA Rural Water Association
- PA Township Supervisors Association
- Penn State Health
- Rabbittransit
- Shippensburg University
- Sunoco Logistics
- Susquehanna Regional Transit Authority
- Susquehanna Regional Transportation Partnership
- Susquehanna River Basin Commission
- Tri-County Community Action
- Tri-County Housing Development Corporation
- UGI Utilities
- United Way of the Capital Region
- UPMC Pinnacle Health
- Widener Law School



## Outreach --

Public outreach and education are key components to successful planning and decision making. Without meaningful public involvement, there is a risk of making poor decisions, or decisions that could have unintended negative consequences.

While complete consensus is rare, public outreach and education may bring understanding and dialogue to planning studies and complex issues.

Citizens -- whether they're residents, business people or property owners -- need and deserve ongoing communication about projects and issues that affect their community.

To this end, TCRPC uses a hybrid/virtual outreach approach via Zoom to provide safe communication opportunities, and continually seeks new ways to involve people in our planning process.

### NEWSLETTER:

The TCRPC Newsletter is published every winter, spring, summer and fall. It's sent to over 3,000 contacts throughout the Tri-County region and South Central Pennsylvania, including municipal and county officials, planning commissions, engineers, architects, developers, consultants, public authorities, non-profits and state agencies.

Its content includes all the latest land use and transportation planning news for the region as well as education and training opportunities, events of interest to municipal planners and officials, plus a regular column from our Executive Director Steve Deck.

### OTHER OUTREACH:

In 2022, TCRPC completed extensive outreach on water quality, stormwater and flooding issues, mostly focused on the Countywide Action Plan (CAP) and Dauphin County's Water Resource Enhancement Program (WREP).

Outreach was to municipalities, watershed organizations and other stakeholders involved in the effort, and will continue through the CAP's implementation phase.

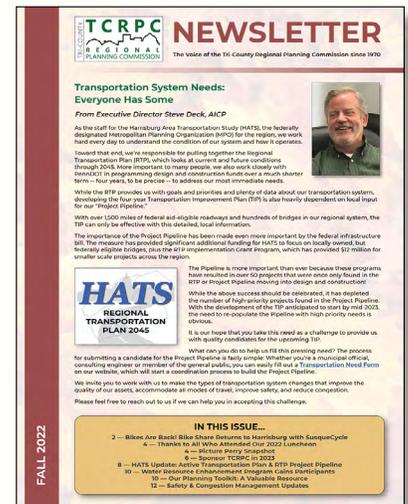
## Education & Training --

TCRPC works diligently to promote a culture of collaboration with an understanding and appreciation of planning and how it can be used as a tool to empower the region's municipalities.

Education and training sessions are one way the commission shares its resources with the public and municipal leaders.

### LUNCH & LEARNS:

TCRPC offered 10 sessions through its "Lunch and Learn" program partnership with Penn State Extension in 2022. The webinars offered in TCRPC's Harrisburg office and distributed recordings covered diverse issues like active transportation, affordable housing, pedestrian safety, and COVID impacts on zoning and planning.



## PMPEI:

TCRPC continues to partner with the Pennsylvania State Association of Boroughs and the Pennsylvania Municipal Planning Education Institute (PMPEI).



In 2022, TCRPC was able to offer in-person classes and sponsored one course in the spring. The course in community planning was offered with a total of 15 participants.

## ANNUAL LUNCHEON:

Over 100 people attended TCRPC's 2022 Annual Luncheon, held October 5 in Camp Hill. The event featured a keynote by Ryan Unger, president & CEO of the Harrisburg Regional Chamber & CREDC, who spoke about the region's changing economic landscape and where we're headed.



*Harrisburg Regional Chamber & CREDC President & CEO Ryan Unger was the guest speaker at TCRPC's 2022 Annual Luncheon*

## Communications --

TCRPC is committed to keeping the community, commission members, elected leaders and partner organizations informed about its activities and programs.

In a spirit of transparency and collaboration, TCRPC continued its work of expanding its public presence and increasing its communications efforts in 2022.

## WEBSITE:

TCRPC merged the Regional Transportation Plan and Dauphin County Comprehensive Plan websites into the newly redesigned TCRPC website in 2022.

The website's URL is [www.tcrpc-pa.org](http://www.tcrpc-pa.org).

\*In 2022, the TCRPC website generated the following analytics:

- **Visitors:** 21,117 (down from 31,521 in 2021);
- **Site Sessions:** 30,054 (down from 48,255 in 2021).

Visitors to the site included the following:

- **Top municipalities from the Tri-County region:** Harrisburg, Mechanicsburg, Camp Hill, Carlisle, Hummelstown.
- **Top PA municipalities outside the Tri-County region:** Philadelphia, York, Lancaster, Pittsburgh, Chambersburg.
- **Top U.S. cities outside PA:** Washington, DC, New York, NY, Arlington, VA, Cincinnati, OH, Austin, TX.



- **Top countries outside the U.S.:** China, India, Canada, South Korea, Philippines.

*\*Due to changing web management apps, year-to-year comparisons will again be available in the 2023 annual report.*

### **MEDIA COVERAGE:**

TCRPC was mentioned in or contributed to 29 news stories in 2022. The stories appeared in a variety of media outlets, including: ABC27, CBS21, CPBJ, Fox43, LebTown, Lewistown Sentinel, PA Capital Star, PennLive, Perry County Times, TheBurg, and WGAL8.

### **SOCIAL MEDIA:**

TCRPC's social media presence on Twitter, Facebook and LinkedIn came to 248,887 total impressions in 2022, a decrease of 24% from 326,690 impressions in 2021.



Average monthly impressions went from 27,224 in 2021 to 20,741 in 2022. Average daily impressions dropped from 895 in 2021 to 682 in 2022. To improve these figures, TCRPC switched to a new social media posting tool in 2022 and increased its daily posts.

## **MOVING TRANSPORTATION FORWARD**

TCRPC provides staff support for the Metropolitan Planning Organization (MPO) for the Harrisburg region (Cumberland, Dauphin, and Perry Counties), known as Harrisburg Area Transportation Study (HATS).

As such, TCRPC is responsible for the development and maintenance of the annual Unified Planning Work Program (UPWP), Regional Transportation Plan (RTP) and the Transportation Improvement Program (TIP).

These activities involve an ongoing process of planning, data collection and analysis, as well as project development activities for projects under design or construction.

The RTP is a compilation of background data and includes key recommendations and performance measures to inform investment decisions.

*Please see the HATS section on page 43 for details regarding 2022 transportation program accomplishments.*



*Traffic rolls across the Market St. Bridge toward the West Shore*

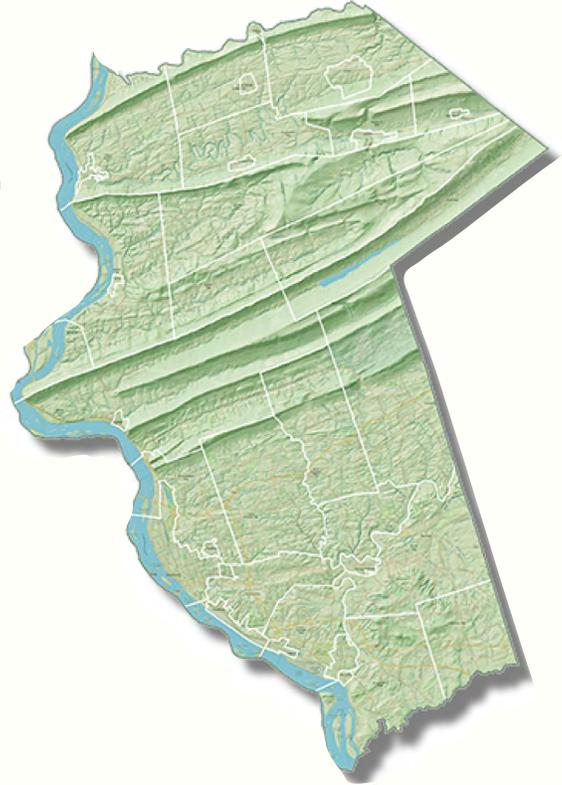
# Dauphin County Planning Commission

## DAUPHIN COUNTY PLANNING COMMISSION

### **MISSION STATEMENT:**

The mission of the Dauphin County Planning Commission (DCPC) is to guide, coordinate and promote the wise and orderly use of land and resources in order to facilitate the growth of the local economy, enhance the quality of life, and preserve the natural environment by meeting the needs of the county's present population without compromising the needs of future generations.

The DCPC functions to fulfill the obligations under the Pennsylvania Municipalities Planning Code (MPC).



### **2022 Members:**

- Mary Gaiski, Chairwoman
- Robert Spandler, Vice Chairman
- Josh First, Secretary
- Gary Lenker, Treasurer
- Jonathan Bowser
- John Kerschner, AICP
- Taryn D. Morgan
- Daniel Tunnell
- Carter Wyckoff
- Chad Saylor (County Commissioners Liaison)
- Fred Lighty (County Commissioners Alternate)

The DCPC holds meetings the first Monday of every month, except holidays, at 4 p.m. on the second floor of the Dauphin County Veterans Memorial Building at 112 Market St., Harrisburg.

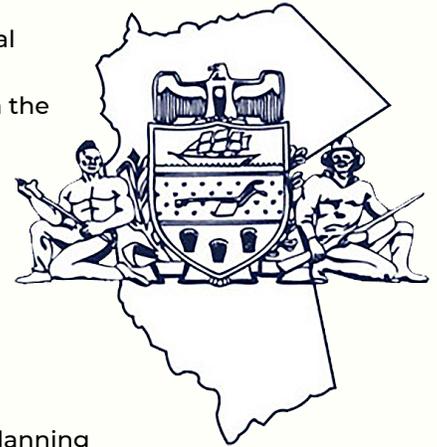
The meetings are conducted in person, however there is a virtual option for those wishing to participate in this manner. The meeting agendas are posted on the TCRPC website on the Friday preceding the meeting.

### **OVERALL GOALS**

- Encourage and support partnerships between governments, citizens and private enterprises aimed at continuing to plan and build better communities;
- Implement TCRPC's Regional Growth Management Plan (RGMP) to focus new development in the vicinity of existing infrastructure and preserve natural, agricultural and historic lands, thereby maximizing previous public investments;
- Promote the livable mixed-use neighborhoods with transportation choices and housing opportunities that meet the needs of all citizens, regardless of age, income or family status.

## FUNCTIONS

- Prepare, adopt, maintain and implement the Dauphin County Comprehensive Plan;
- Carry out a public information program to promote widespread understanding, discussion and participation in county and regional issues and problems;
- Provide technical planning assistance to municipalities enrolled in the Local Planning Assistance (LPA) program;
- Advise the Dauphin County Board of Commissioners on all matters relevant to the mission of the DCPC;
- Interface with county agencies and adjacent county planning agencies to enhance regional planning and cooperation;
- Provide advice, reviews and recommendations to local officials concerning all matters relevant to local and regional planning;
- Serve as a community resource for information on planning and development-related matters and issues;
- Increase public understanding and support of planning and the planning process.



## SUBDIVISION & LAND DEVELOPMENT ADMINISTRATION

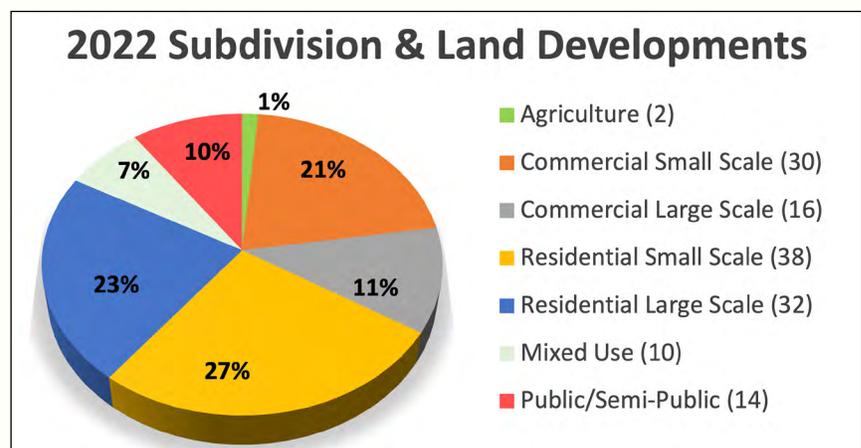
The MPC requires the DCPC to review all proposed subdivision and land development plans in Dauphin County.

The DCPC has the responsibility of approval/disapproval of subdivision and land development plans in the seven Dauphin County municipalities that do not have their own subdivision and land development ordinance (see Table 11). In these municipalities, the Dauphin County Subdivision and Land Development Ordinance is applicable.

In municipalities that have their own subdivision and land development ordinance, the DCPC must review the plan and provide comments to the municipality. The DCPC is a recommending body, while the governing body is responsible for approval or disapproval of a subdivision or land development plan.

In 2022, the DCPC acted on 142 subdivision and land development plans. This is almost identical to the number of plans reviewed in 2021 (141). A total of 70 plans were residential plans, of which 38 (54%) were two or less new lots or residential unit developments. There were 46 commercial plans with 16 of those plans greater than 10,000 square feet of additional commercial building development. There were 2 agriculture developments which consisted of farm additions, silviculture, Concentrated Agricultural Farm Operations (CAFOs) and other agricultural uses. There were 14 Public/Semi-Public plans which included churches, community centers, schools or school-owned properties, and hospitals. There were also 10 plans designated

**GRAPH 1**



as mixed-use -- a mix of residential and commercial areas that occupy the same building or development. Note that plans designated as mixed-use are their own category and are not included within the numbers for residential or commercial development.

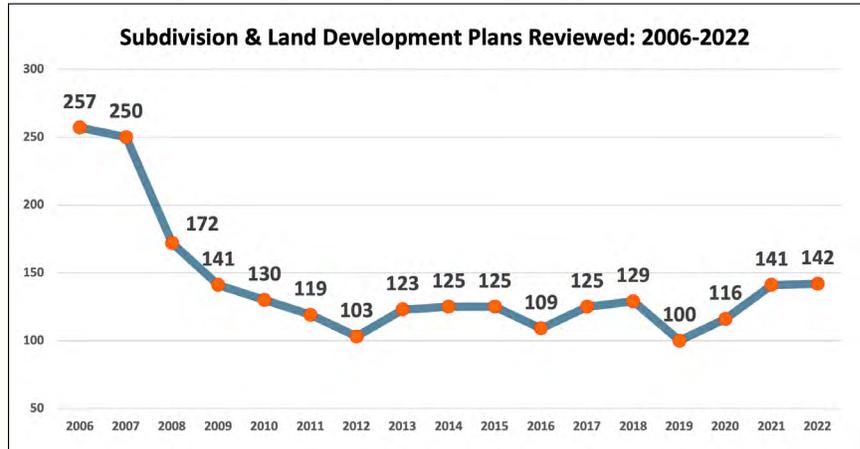
Map 1 indicates the subdivision and land development plan locations and Community Service Areas (CSAs) where public services were available when the Comprehensive Plan was adopted. The map further depicts the locations of the small scale and larger scale commercial and residential developments.

Tracking where development is occurring can be an indicator of how future infrastructure is sited. The CSAs defined in the RGMP are areas in the county that currently have infrastructure to support current development as well as growth. In 2022, 86 plans, or 60.6% of all the subdivision and land development plans, occurred inside these areas. This percentage is higher than occurred in 2021, which had 52.5% of the development occurring within the CSA.

This is an encouraging trend as all of the development, including the smaller land developments and subdivisions are occurring the areas in which infrastructure exists.

To further the point, the larger plans are occurring in the CSA at an increased rate. In 2021, 43 of the 65 (66%) larger plans were located within the CSA boundaries. In 2022, 45 of

**GRAPH 2**



**TABLE 1**

NAME	# of Plans	# in CSA	%	Major Plans Total	# Major in CSA	% Major in CSA	CSA Exist within Mun.?
Conewago Twp	3	N/A	N/A	1	N/A	N/A	NO
Derry Twp	21	19	90.48%	13	11	84.6%	YES
East Hanover Twp	5	1	N/A	2	1	50.0%	YES
Elizabethville Boro	1	1	100.00%	0	N/A	N/A	YES
Gratz Boro	1	0	0.00%	0	N/A	N/A	YES
Halifax Twp	5	2	40.00%	2	1	50.0%	YES
Harrisburg City	11	11	100.00%	7	7	100.0%	YES
Hummeltown Boro.	3	3	100.00%	1	1	100.0%	YES
Londonderry Twp	6	N/A	N/A	2	N/A	N/A	NO
Lower Paxton Twp	12	10	83.33%	5	4	80.0%	YES
Lower Swatara Twp	10	6	60.00%	8	5	62.5%	YES
Lykens Boro	1	1	100.00%	1	1	100.0%	YES
Lykens Twp	2	N/A	N/A	0	N/A	N/A	NO
Middle Paxton Twp	7	N/A	N/A	1	N/A	N/A	NO
Middletown Boro	2	2	100.00%	1	1	100.0%	YES
Mifflin Twp	4	N/A	N/A	1	N/A	N/A	NO
Mifflin/Upper Paxton Twp.	2	N/A	N/A	0	N/A	N/A	NO
Millersburg Boro	2	2	100.00%	1	1	100%	YES
South Hanover Twp	1	0	0.00%	1	0	0.0%	YES
Steelton Boro	2	2	100.00%	1	1	100.0%	YES
Susquehanna Twp	16	14	87.50%	7	6	85.7%	YES
Swatara Twp	8	6	75.00%	4	3	75.0%	YES
Upper Paxton Twp	4	1	25.00%	0	0	0.0%	YES
Washington Twp	4	0	0.00%	0	0	0.0%	YES
Wayne Twp	1	N/A	N/A	0	N/A	N/A	NO
West Hanover Twp	8	5	62.50%	3	2	66.7%	YES
<b>Total</b>	<b>142</b>	<b>86</b>	<b>60.56%</b>	<b>61</b>	<b>45</b>	<b>73.77%</b>	

Note: Major Residential - more than 2 new units  
Major Commercial - more than 10,000 sq ft building development

**TABLE 2**

PLANS IN THE CSA			
Year	In CSA	Total	Percent
2009	68	141	48.2%
2010	57	130	43.8%
2011	58	119	48.7%
2012	66	103	64.1%
2013	68	123	55.3%
2014	62	125	49.6%
2015	66	125	52.8%
2016	53	109	48.6%
2017	64	125	51.2%
2018	76	129	58.9%
2019	56	100	56.0%
2020	65	116	56.0%
2021	74	141	52.5%
2022	86	142	60.6%

the 61 larger plans (73.8%) located within the CSA.

It is an especially encouraging trend that the larger developments continue to occur more frequently within the CSA boundary. The RGMP and Comprehensive Plan encourage development to locate where current infrastructure exists. Developments locating in the CSAs conforms with this goal.

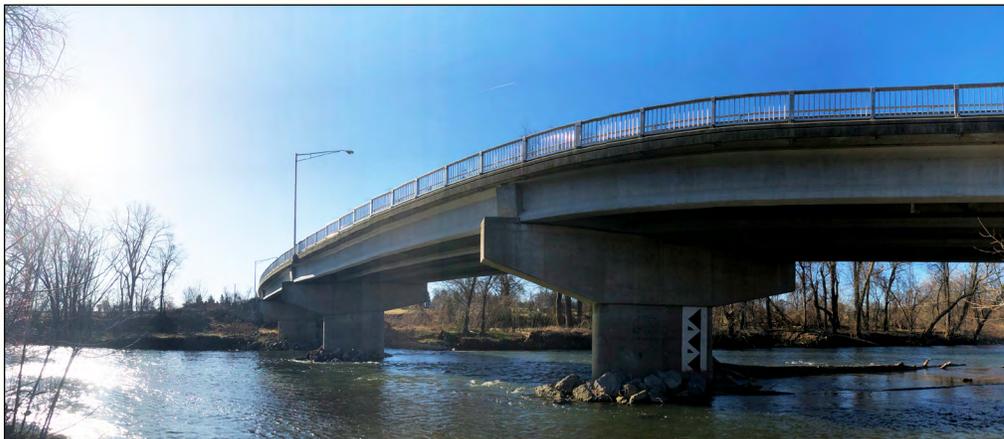
Tables in this section indicate the development by municipality within the CSA and the Planned Growth Area (PGA).

TCRPC and the DCPC will track the changes to both the location of the subdivision and land development activity in relation to the boundaries of the CSAs.

**TABLE 3**

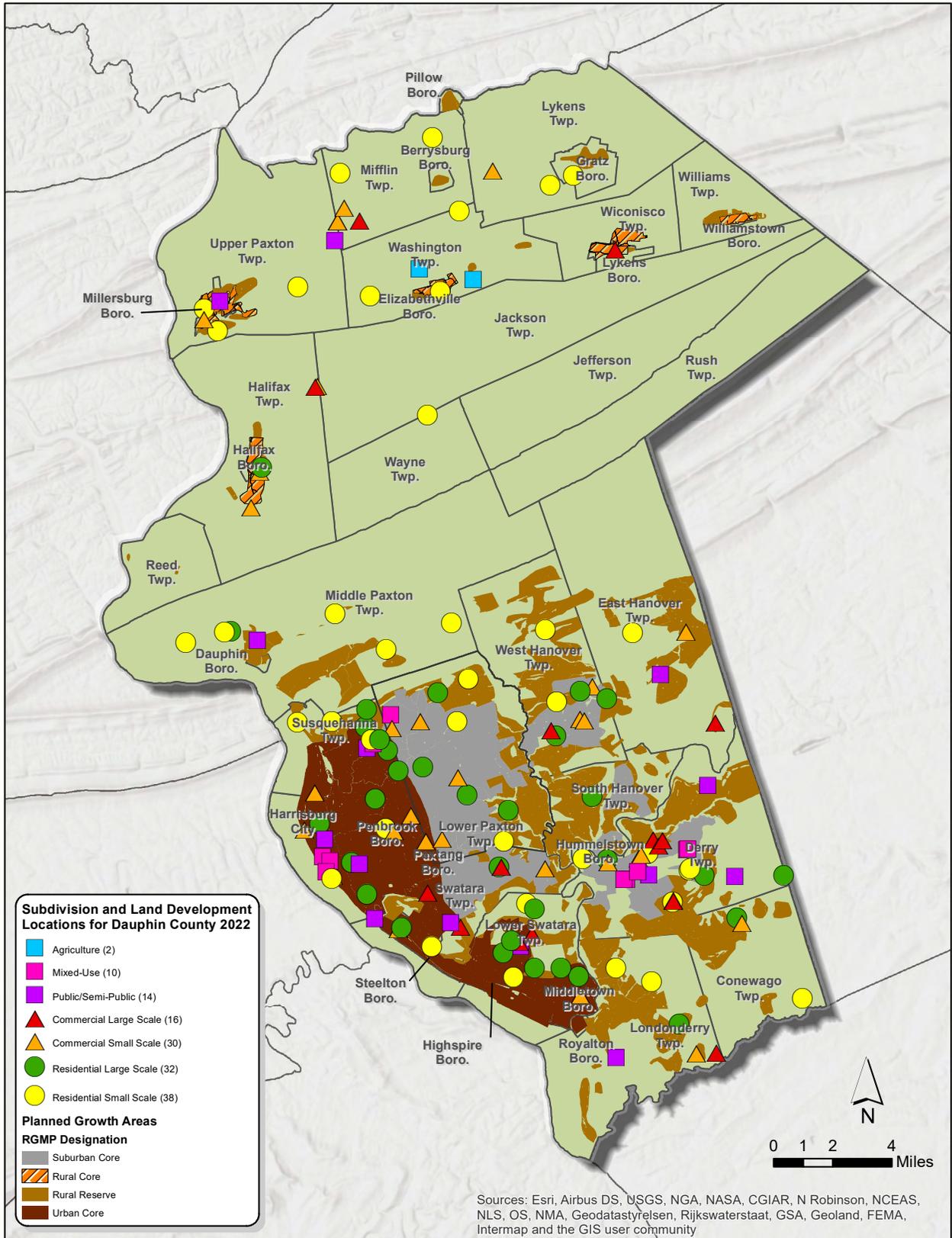
S&LD Locations in Planned Growth Area by Municipality 2022							
Where Planned Growth Areas Exist							
NAME	# of Plans	# in Growth Area	%	Major Plans Total	# Major in PGA	% Major in PGA	Planned Growth Area Category
Conewago Twp	1	0	0.0%	0	N/A	N/A	Rural Reserve
Dauphin Boro	1	0	0.0%	0	N/A	N/A	Rural Reserve
Derry Twp	8	3	37.5%	5	1	20.0%	Suburban Core, Rural Reserve
East Hanover Twp	8	4	50.0%	4	2	50.0%	Rural Reserve
Elizabethville Boro	1	1	100.0%	0	N/A	N/A	Rural Core, Rural Reserve
Gratz Boro	1	1	100.0%	0	N/A	N/A	Rural Reserve
Halifax Twp	5	1	20.0%	1	0	0.0%	Rural Reserve, Rural Core
Harrisburg City	23	23	100.0%	16	16	100.0%	Urban Core
Londonderry Twp	3	1	33.3%	1	1	100.0%	Rural Reserve
Lower Paxton Twp	16	13	81.3%	10	8	80.0%	Urban Core, Suburban Core
Lower Swatara Twp	6	5	83.3%	3	3	100.0%	Urban Core, Rural Reserve
Lykens Boro	1	1	100%	0	N/A	N/A	Rural Core, Rural Reserve
Middle Paxton Twp	3	1	33.3%	0	N/A	N/A	Rural Reserve
Middletown Boro	3	3	100.0%	1	1	100.0%	Urban Core
Millersburg Boro	1	1	100%	0	N/A	N/A	Rural Core, Rural Reserve
South Hanover Twp	3	2	66.7%	1	0	0.0%	Suburban Core, Rural Reserve
Steelton Boro	1	1	100.0%	0	N/A	N/A	Urban Core
Susquehanna Twp	10	10	100.0%	6	6	100.0%	Urban Core, Rural Reserve
Swatara Twp	8	8	100.0%	5	5	100.0%	Urban Core, Suburban Core, Rural Reserve
Upper Paxton Twp	10	1	0.0%	3	0	0.0%	Rural Reserve
Washington Twp	3	1	33.3%	1	0	0.0%	Rural Core
West Hanover Twp	11	10	90.9%	5	5	100.0%	Suburban Core, Rural Reserve
<b>Total</b>	<b>127</b>	<b>91</b>	<b>71.65%</b>	<b>62</b>	<b>48</b>	<b>77.42%</b>	

Note: Major Residential - more than 2 new units



*The Hanover Street bridge over the Swatara Creek in South Hanover Township*

# MAP 1 – 2022 SUBDIVISION & LAND DEVELOPMENT LOCATIONS



# DEVELOPMENT ACTIVITY

## Residential Development --

The following identifies the major residential subdivision and/or land development applications (20 or more lots/dwellings) reviewed or acted upon by the DCPC in 2022.

**TABLE 4 – RESIDENTIAL DEVELOPMENT ACTIVITY**

Municipality	Development	# Lots	# DUs	Total Acres	Stage	Comm. Sq.Ft.	Indust. Sq.Ft.	Public Sq.Ft.	Ag. Sq.Ft.
Halifax Township	Sycamore Ridge	1	124	30.23	P	0	0	0	0
Harrisburg City	1400-1406 Sycamore Street	1	23	0.29	P	0	0	0	0
Londonderry Township	Pine Manor Manufactured Home Park Expansion	1	31	50.62	PF	0	0	0	0
Lower Paxton Township	Wilshire Estates Phase IIB	26	23	56.64	F	0	0	0	0
	Cider Press Station	85	81	27.71		0	0	0	0
	Elizabeth Village	1	233	48.01	PF	0	0	0	0
	Parkway Farms	53	48	31.60	P	0	0	0	0
Lower Swatara Township	Penn Preserve	23	0	10.01	F	0	0	0	0
	Kinsley Residential Development	1	37	72.00	F	0	0	0	0
	Union Knoll	1	111	22.78	PF	0	0	0	0
	Colony at Old Reliance	129	124	58.32	P	0	0	0	0
Middletown Borough	The Pond on Fulling Mill	1	202	25.14	F	0	0	0	0
Middletown Borough	Woodland Hills - Phases 6B, 8, 9, & 10B	67	67	166.17	F	0	0	0	0
South Hanover Township	Farm Crest Phase II	21	0	79.00	F	0	0	0	0
Susquehanna Township	Russel Drive Lot2	1	78	6.64	PF	0	0	0	0
	Townes at Margaret's Grove, Phase 3B	1	28	19.01	F	0	0	0	0
	Stray Winds Farm Phase 8	40	40	0.00	F	0	0	0	0
	Susquehanna Union Green - Rockville Place	NA	179	6.74	F	0	0	0	0
Swatara Township	Rutherford Garden Homes	1	40	4.35	P	0	0	0	0
West Hanover Township	Townes of Oak Grove	1	28	23.60	P	0	0	0	0
	Briar Creek Phase II	1	22	22.43	F	0	0	0	0

## Commercial, Industrial & Mixed-Use Development --

In 2022, there were 46 commercial and industrial development activities in the county. New development included the building of new businesses but also the expansion of existing businesses. Of the 46 development applications, 16 consisted of plans with building construction over 10,000 square feet. Of the 18 larger plans, 3 were greater than 100,000 square feet. The largest development was Project Milton, a manufacturing/warehouse development in Derry Township. This project was approximately 250,000 square feet. The high percentage of larger plans shows the business sector continues to develop in Dauphin County, including the trend of warehouse and distribution business developments.

Note that the Mixed-Use category also includes areas of commercial development, more often than not paired with accompanying residential development. There were 10 plans designated as Mixed-Use in 2022. Examples of Mixed-Use development that feature significant commercial portions are the Hershey West End Development Master Plan in Derry Township and the Blue Ridge Development Phase 3 in Lower Paxton Township. Both plans are large in scale and consist of a mix of retail, residential and commercial development.

**TABLE 5 – COMMERCIAL & INDUSTRIAL DEVELOPMENT ACTIVITY**

Municipality	Development	# Lots	Total Acres	Stage	Comm. Sq.Ft.	Indust. Sq.Ft.	Public Sq.Ft.	Ag. Sq.Ft.	Sq.Ft.
Conewago Township	Adventure Sports - Building Addition	0	9.83	F	9915	0	0	0	9,915
Derry Township	Hershey Square Proposed Outparcel Development	3	28.09	PF	7500	0	0	0	7,500
	Hershey Square Proposed Outparcel Development	1	28.09	PF	7500	0	0	0	7,500
	West Hershey Plant Building Expansion	1	202.44	PF	0	0	0	0	20,600
	Project Milton	1	55.24	PF	0	248594	0	0	248,594
	Mary's Health & Fitness	2	3.86	PF	35864	0	0	0	35,864
	U-Haul Moving & Storage of Hershey	1	1.79	PF	0	29152	0	0	29,152
	Mary's Health and Fitness (Revised)	1	3.63	PF	35894	0	0	0	35,894
East Hanover Township	Tru of Grantville	2	10.00	PF	0	0	0	0	NA
	Final LP Plan Darren & Amy Rech - Solar Farm	0	6.50	F	0	0	0	0	NA
Halifax Township	Lake Tobias Wildlife Park	1	103.60	PF	0	0	0	0	2,840
	RKM Real Estate LP	0	3.69	F	0	0	0	0	4,960
	Lake Tobias Wildlife Park Aviary Exhibit	0	103.60	PF	777	0	0	0	777
	Matthew A & Chandra R Morgan	0	8.72	PF	0	0	0	0	NA
Harrisburg City	DUI Association Parking	1	0.24	F	0	0	0	0	NA
	Walnut Street & 115 North 2nd Street	0	0.09	PF	0	0	0	0	NA
Hummelstown Borough	Automobile Parking Lot	1	1.01	PF	0	0	0	0	NA
Londerry Township	FR Park 283 Logistics Center, LLC	1	93.78	F	0	0	0	0	NA
	Lynch Ryn, LLC 4748 & 4760 East Harrisburg Avenue	2	4.09	F	0	0	0	0	NA
Lower Paxton Township	5101 Jonestown Road	1	1.10	P	2934	0	0	0	2,934
	Shiny Shell Car Wash - Blue Ridge Village	1	1.19	P	4860	0	0	0	4,860
	Steven G Sheetz	1	2.80	PF	6132	0	0	0	6,132
	4301 Union Deposit Road	1	0.88	PF	0	0	0	0	4,400
Lower Swatara Township	Illuminated Integration, LLC	0	3.43	PF	0	0	0	0	24,790
	Capital Valley Business Park Lot 3 & 4	2	15.59	F	0	0	0	0	72,800
Lykens Borough	Family Dollar Addition	1	0.00	PF	0	0	0	0	2,153
Lykens Township	Crossroads Market and Auction LLC	0	23.30	F	0	0	0	0	NA
Middletown Borough	David N. Obenstine IV	1	0.06	F	0	0	0	0	1,988
Mifflin Township	ThermoFisher Scientific	2	49.05	PF	0	136778	0	0	136,778
	S&L Spindles	0	11.02	F	0	0	0	0	3,000
Mifflin Township/Upper Paxton Township	Brighter Dawn Clinic	0	4.64	F	7992	0	0	0	7,992
	Brighter Dawn Clinic - Subdivision	3	13.88	PF	0	0	0	0	NA
Steelton Borough	Steel Works at North Front Street	2	5.69	F	0	0	0	0	NA
Susquehanna Township	3465 N 6th Street	1	3.91	P	0	0	0	0	NA
	3801 Walnut Street	1	25,435.00	P	1765	0	0	0	1,765
	Chick-fil-A Union Deposit Road	1	1.33	P	4758	0	0	0	4,758
	Rafymar C Gonzalez	0	0.39	P	0	0	0	0	800
Swatara Township	Final Land Development for Eisenhower Business Center	0	10.01	F	0	0	0	0	78,000
	Derry Street Grocery	1	27,000.00	P	0	0	0	0	6,300
	371 Milroy Road	1	2.18	P	0	0	0	0	3,165
	Faulkner Dealership Campus	1	10.79	PF	0	0	0	0	255,798
Upper Paxton Township	D&C Realty Millersburg	1	1.36	PF	0	0	0	0	4,960
West Hanover Township	7750 Allentown Boulevard	1	0.00	F	5000	0	0	0	5,000
	Burger King - 7964 Linglestown Road	0	1.09	F	3120	0	0	0	3,120
	Hillcrest Business Center	1	4.45	P	0	0	0	0	16,825
	Lezzer Lumber	1	10.84	F	0	0	0	0	25,010

**TABLE 6 – MIXED USE DEVELOPMENT**

Municipality	Development	# Lots	# DUs	Total Acres	Stage	Comm. Sq.Ft.	Indust. Sq.Ft.	Public Sq.Ft.	Ag. Sq.Ft.	Sq.Ft.
Derry Township	Hershey West End Master Plan Amendment	1	62	281.04	F	0	0	0	0	439,6532
	Master Plan for Governor Crossing	1	40	7.42	P	41446	0	0	0	41,446
	Master Plan for Governor Crossing	1	40	7.42	P	41446	0	0	0	41,446
	Hershey West End - Final Phase J	1	348	288	F	0	0	0	0	158,576
	Drury Hotel at Hershey West End - Phase F	1	0	288	F	112307	0	0	0	112,307
Harrisburg City	1402 North 3rd Street	1	5	0	PF	0	0	0	0	1,494
	1006 N. 6th Street	0	4	0.05	PF	0	0	0	0	2,201
	512-514 N 2nd Street	3	7	0.067	P	0	0	0	0	2,910
Lower Paxton Township	Blue Ridge Village, Phase 3	33	33	131.82	F	0	0	0	0	4,503,799
Susquehanna Township	Susquehanna Union Green - Phase IIC - Buidling 24 (Daycare Facility)	1	120	58.07	PF	0	0	0	0	51,000

## Public/Semi-Public & Agricultural Development --

In 2022, there were several developments that were completed by government, nonprofit or social organizations. There were 13 public/semi-public developments. Of the 13 plans, 7 were over 10,000 square feet.

The Public/Semi-Public plans included churches, nonprofit organizations, educational facilities, government facilities and health care operations.

**TABLE 7A – PUBLIC/SEMI-PUBLIC DEVELOPMENT**

Municipality	Development	# Lots	# DUs	Total Acres	Stage	Comm. Sq.Ft.	Indust. Sq.Ft.	Public Sq.Ft.	Ag. Sq.Ft.	Sq.Ft.
Derry Township	Central Operations Facility Expansion for Paint & Sign Shop	1	0	2,786.00	PF	0	0	5,620	0	5,620
	PA State Police Academy & BESO - Modernization	1	300	146.30	PF	0	0	293,000	0	293,000
	Comparative Medicine Facility Expansion	3	0	382.47	PF	0	0	12,720	0	12,720
East Hanover Township	PennDOT Development of New Stockpile	0	0	4.26	PF	0	0	0	0	97,687
Harrisburg City	Catherine Hershey School for Early Learning, Harrisburg	2	NA	3.98	PF	0	0	0	0	173,360
	Shalom Transitional Housing	0	12	0.00	P	0	0	0	0	NA
Lower Swatara Township	UGI Utilites Harrisburg CNG Facility	0	NA	2.98	PF	0	0	14,000	0	14,000
Middle Paxton Township	HAR Mid-Paxton -New Wireless Communication Tower	1	NA	0.22	P	0	0	10,000	0	10,000
Millersburg Borough	Pre K-4 Additions & Alterations	11	NA	24.07	PF	0	0	0	0	41,665
Susquehanna Township	Harrisburg First Assembly of God	1	NA	21.38	F	0	0	0	0	0
Swatara Township	WTF Energy Recovery Improvements Project	1	NA	24.69	P	0	0	0	0	0
	Bishop Park	2	NA	59.21	P	0	0	0	0	0
Upper Paxton Township	Reuben E and Lillian F Lantz - Construction of new Amish Schoolhouse	1	NA	85.22	F	0	0	1,736	0	1,736

**TABLE 7B – AGRICULTURAL DEVELOPMENT**

Municipality	Development	# Lots	DU	Total Acres	Stage	Comm. Sq.Ft.	Indust. Sq.Ft.	Public Sq.Ft.	Ag. Sq.Ft.	Sq.Ft.
Washington Township	Elam R & Sarah R Fisher	1	1	101.66	P	0	0	0	0	0
	Lykens Valley Grain LLC	1	NA	20.88	F	0	0	0	0	159,632

## LOCAL PLANNING ASSISTANCE PROGRAM

### Overview --

In 2022, the Local Planning Assistance (LPA) program provided support to municipalities by offering a wide range of planning services, including: attending night meetings; Geographic Information Systems (GIS) mapping and analysis; researching and drafting issue-oriented ordinance work; municipal data and statistics; comprehensive plan review and recommendations for revisions; advice on

transportation planning and programming; updates on county and regional planning activities; and research on current planning topics or techniques. All 40 of Dauphin County's municipalities are included in the program, which is made possible by the county commissioners.

In total, over 1,176 hours of staff time were dedicated to these activities.

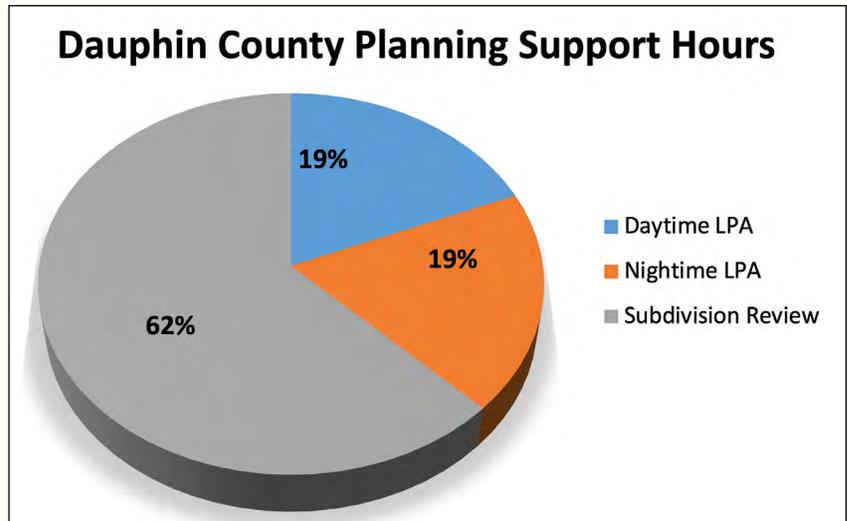
The breakdown of LPA hours in 2022 was:

- **Daytime LPA:** 220 hours;
- **Nighttime LPA:** 220 hours;
- **Subdivision reviews:** 736 hours.

### Project Highlights --

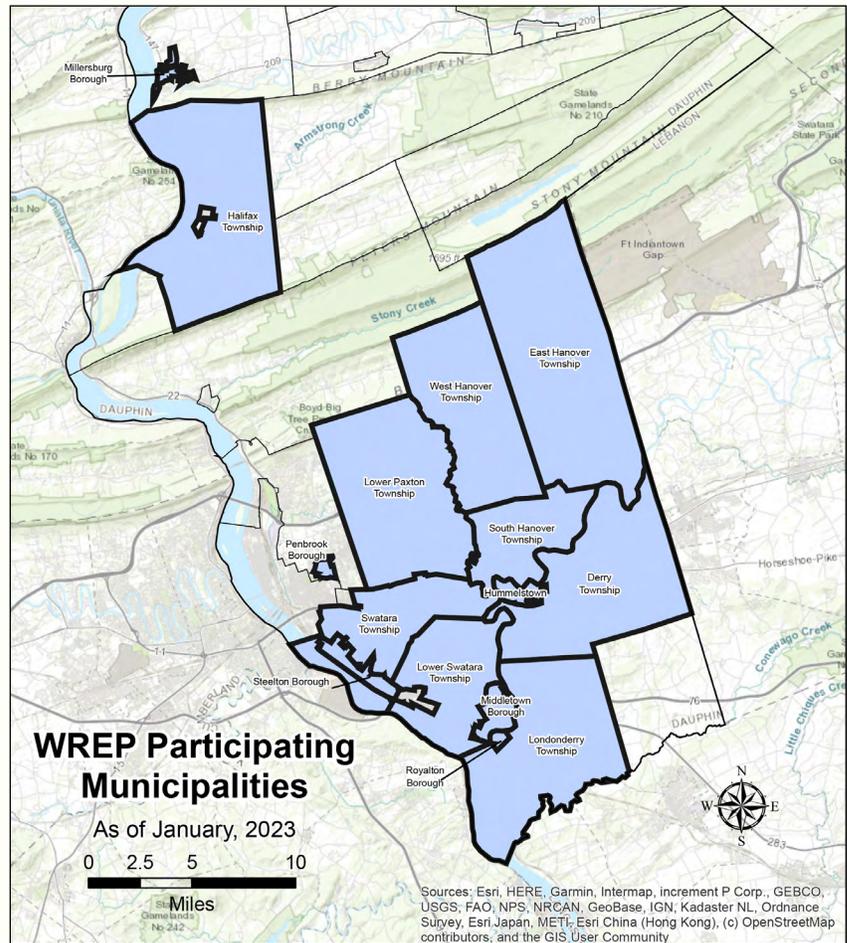
Although many of the meetings held with municipalities were held online, the LPA program included work with municipalities on a variety of projects. Highlights of 2022 include:

- Reviewed the procedures for development of a downtown improvement district in Millersburg Borough;
- Provided information on electric vehicles and EV parking standards to Derry Township;
- Provided data on ECHO housing to Lykens Township;
- Assisted Halifax Township with a review of land development codes and advised on procedures to complete updates;
- Reviewed stormwater management requirements for South Hanover Township;



- Reviewed short-term rental ordinances for several municipalities, including Derry and Susquehanna townships and Hummelstown Borough;
- Reviewed TCRPC crash data with several municipalities, including Lower Paxton, Middle Paxton, South Hanover and Susquehanna townships and Millersburg Borough;
- Provided Halifax Township with an overview of the TCRPC model ordinances for consideration to update zoning and subdivision codes;
- Assisted Middle Paxton Township with major modifications proposed for its zoning ordinance;
- Assisted Penbrook Borough with a review of their parking requirements;
- Reviewed and completed research on governmental exceptions in zoning ordinance for Susquehanna Township;
- Reviewed and provided information on mixed-use development regulations for Hummelstown Borough;
- Provided information on agricultural zoning and limits to regulate uses for Lykens Township;
- Reviewed Census data and information for Derry Township;
- Provided information on regulating smoke/vape shops to Derry Township;
- Discussed cluster development regulations with South Hanover Township;
- Assisted Steelton Borough with adopting planned mixed-use development requirements for zoning ordinance;
- Discussed solar regulations with Conewago Township;
- Reviewed various land development ordinance modifications with Lower Paxton Township;
- Discussed modifications to zoning ordinance and the procedures for completing amendments with Lower Paxton Township.

## MAP 2 – EXAMPLE OF GIS MAPPING SERVICES



## **SEWAGE MODULE REVIEWS**

In 2022, the DCPC reviewed and commented on 13 sewage modules for multiple municipalities. The consistent number of reviews coming in indicates that there is development occurring throughout the county.

**TABLE 8 – SEWER MODULE REVIEWS**

The appropriate component was completed and forwarded to the local municipalities and applicants as part of the sewage module package sent to the Pennsylvania Department of Environmental Protection (DEP) for approval.

A Sewage Facilities Planning Module is a package of documents that is prepared for the purpose of demonstrating that a new land development is in compliance with state environmental laws and regulations, with particular emphasis on ensuring that the long-term sewage disposal needs of the land development are met.

Planning modules are completed for developments that will use on-site sewage disposal systems or sewage collection, conveyance and treatment systems.

In some cases, planning modules are prepared to provide for the sewage needs of existing communities that have been determined to have substandard sewage disposal systems.

<b>Municipality</b>	<b>Date of Review</b>	<b>Name</b>	<b>Lots</b>	<b>Acreage</b>
<b>Gratz Borough</b>	5/25/22	Rodichok Subdivision	1	93.51
<b>Lower Paxton Township</b>	2/22/22	Kepler Subdivision	3	1.47
	2/22/22	Mister Car Wash	1	N/A
	2/22/22	Meadows at Colonial Club	22	23.5
	4/8/22	6010 Lyters Lane Subdivision	22	16.19
	12/16/22	Parkway Farms	N/A	N/A
<b>Middle Paxton Township</b>	11/10/22	Chestnut Hill Subdivision Phase II Sewer Module	15	69
	11/14/22	Detweiler Park - Main Entrance	N/A	N/A
<b>Susquehanna Township</b>	9/15/22	Chick-fil-A Union Deposit Road	1	1.325
	12/16/22	4216 N Progress Ave	N/A	N/A
<b>Upper Paxton Township</b>	12/27/21	Reuben E & Lillian F Lantz	N/A	N/A
<b>Washington Township</b>	4/20/22	Elam R. and Sarah R. Fisher	N/A	N/A
	10/6/22	CNH Properties/Smucker Subdivision	1	7

## **LOCAL ORDINANCE AMENDMENT & REVIEW**

The MPC requires the DCPC to review and comment on proposed amendments to local zoning and subdivision and land development ordinances (SALDO). The following tables show the number of local ordinance reviews completed in 2022. The DCPC reviews the amendments based on consistency with other local ordinances, the Dauphin County Comprehensive Plan, the RGMP and general planning theory.

Dauphin County currently has 12 municipalities without zoning and 7 without subdivision and land development ordinances. Municipalities with local zoning and subdivision ordinances are listed in Table 11. Several municipalities, including Susquehanna Township, are developing modifications to their ordinances to conform with their recently adopted comprehensive plans.

Halifax and Middle Paxton townships are updating their ordinance to meet modern development trends. Also, the City of Harrisburg is examining methods to improve affordable housing development.

**TABLE 9 – SALDO & ZONING ORDINANCE & AMENDMENTS**

<b>Municipality</b>	<b>Date of Review</b>	<b>Type</b>	<b>Recommendation</b>
Dauphin Borough	12/5/22	Short Term Rental	Comments
Derry Township	1/10/22	Conservation to Planned Campus North	Recommendation
	4/4/22	Wireless Communications Facilities	Recommendation
East Hanover Township	11/7/22	Zoning Ordinance Revisions	Recommendation with Comments
	11/7/22	Small Wireless Facilities	Recommendation with Comments
	11/7/22	SALDO Amendment Sight Triangles*	Recommendation with Comments
Gratz Borough	4/4/22	Redefining Electric Generating Facilities Definitions - Major Solar Facilities	Denial with Comments
Hummelstown Borough	5/2/22	Addition of regulations for mixed use structures, Cigar shops and lounges, smoke shops and tobacco stores	Recommendation
	7/11/22	Short Term Rental	Recommendation
Lower Paxton Township	1/10/22	Neighborhood Design District Map Amendment	Recommendation with Revisions
	2/7/22	Neighborhood Design District Map Amendment	Recommendation with Comments
	4/4/22	RRD Amendment: Conveyorized Car Wash	Denial with Comments
	6/6/22	R-1 to TND Zoning Map Amendment	Recommendation
	9/12/22	R1 to OSD Amendment	Recommendation
Middle Paxton Township	6/6/22	Medium and High Density Residential Front Yard Setback Requirements	Denial with Comments
Millersburg Borough	6/6/22	Downtown District Establishment	Recommendation
South Hanover Township	5/2/22	Clarification for Off-Street Parking Requirements	Denial with Comments
	5/2/22	Additional Requirements for Cul-De-Sac and/or Dead End Streets*	Comments
	5/2/22	Wireless Communications Facilities	Comments
	9/12/22	Revisions to Landscaping Provisions in SALDO*	Recommendation with Comments
	9/12/22	Requirements for Developer's Agreement Prior to Construction*	Recommendation
	9/12/22	Parking Requirements for Single Family Residential	Denial with Comments
	11/7/22	Modify Lot Requirement for Residential Units in Cluster Developments	Recommendation
Steelton Borough	3/7/22	Town Center District Amendment (Planned Mixed Use Development Definition)	Recommendation with Comments
Susquehanna Township.	8/8/22	Revisions and Amendments - Municipal, County, State, and Federal Facilities; Wholesale Trade; Vehicle Salvage - Recycling	Comments
Swatara Township	3/7/22	Wireless Communications Facilities Zoning Amendment	Recommendation
	3/7/22	Warehouses and Storage Zoning Amendment	Comments
	12/5/22	Permit Service Stations as Right in Limited Commercial and Signage Modifications	Comments
West Hanover Township	9/12/22	Preliminary Plan Waiver Removal*	Recommendation

\* SALDO Review. All others are Zoning Ordinance Amendment Reviews

**TABLE 10 – INTERGOVERNMENTAL REVIEWS**

<b>Applicant</b>	<b>Date of Review</b>	<b>Proposal</b>
<b>Berrysburg Borough</b>	9/12/22	Playground Project
	1/9/23	Sewer System Improvements
<b>Derry Township</b>	5/2/22	Bond V - Willow Ridge Apartments
	7/25/22	Downtown Hershey Gateway Improvements Project
<b>East Hanover Township</b>	1/9/23	Grantville Storm Sewer Improvements
<b>Elizabethville Borough</b>	1/9/23	Maple Ave Sanitary Sewer I&I Removal Project
<b>Gratz Borough</b>	7/11/22	Market Street Multimodal Mobility Corridor Project
<b>Harrisburg City</b>	1/10/22	Chutes and Ladders Playground - Reservoir Park
	2/7/22	Paxton Creek Dechannelization Project
	4/4/22	Whitaker Center Critical Air Quality Improvements
	4/4/22	Harrisburg City Parks Master Plan
	4/4/22	Paxtang Parkway (Spring Creek) Streambank Restoration
	4/4/22	Harrisburg City Chutes Complex Phase II
	5/2/22	SW Riverfront Park GSI
	7/11/22	JMD Gardens Affordable Housing Plan
	9/12/22	North 4th Street Revitalization Project
	11/7/22	North 4th Street Revitalization Project
<b>Highspire Borough</b>	12/20/22	Highspire Wastewater Treatment Facility Improvements Project
<b>Hummelstown Borough</b>	4/4/22	Alexander Park Playground Improvements
	10/17/22	Hummel Nature Trail Improvements
<b>Londonderry Township</b>	2/7/22	Conewago Creek Floodplain Restoration
	4/4/22	Comprehensive Parks, Recreation, and Open Space Plan
	6/6/22	Conewago Creek Floodplain Restoration Project
<b>Lower Paxton Township</b>	4/4/22	Brightbill Park Redevelopment
	6/6/22	Brightbill Park Redevelopment
	11/7/22	Hodges Heights Park Improvements Project
	12/16/22	Friendship YMCA TDML Reduction Project
	12/16/22	PC-3E Sanitary Sewer and Storm Sewer Replacement/Rehabilitation
<b>Lower Swatara Township</b>	5/2/22	Well Upgrades
	6/6/22	Shireman Tract Park Development Project
	1/9/23	Lumber Street Interceptor Improvements Project
	1/9/23	2023 Sanitary Sewer System Improvements Project
<b>Middle Paxton Township</b>	6/6/22	Detweiler Park Public Facilities Connector Trail
	9/12/22	Detweiler Park Development - RACP
	9/12/22	Detweiler Park - DCED
<b>Middletown Borough</b>	8/8/22	Emaus Streetscape Project
	11/7/22	Overdeer Park
<b>Mifflin Township</b>	9/12/22	Weaver Road Culvert Replacement Project
<b>Penbrook Borough</b>	5/2/22	Little Valley Park Revitalization - Phase 3
<b>Pillow Borough</b>	1/9/22	Spring Line Replacement
<b>Royalton Borough</b>	1/9/22	Water Street Sewer Basin Improvements
<b>South Hanover Township</b>	3/7/22	New Public Works Facility
	3/7/22	Trail Planning Study
	11/7/22	Hayshed Road MTF Planning Consistency
	1/9/23	Crestview Manor, Sand Beach and Pleasant View Sanitary Sewer Collection Facilities
	1/9/23	Crestview Manor, Sand Beach and Pleasant View Sanitary Sewer Collection Facilities
<b>Steelton Borough</b>	1/9/23	Swatara Creek Sewage Force Main Replacement Project
	2/7/22	Hoffer Street Pump Station
<b>Susquehanna Township</b>	5/26/22	Hoffer Street Pump Station
	6/6/22	Boyd Recreational Park Development - Phase 2
	6/6/22	Parkway Creek Restoration Phase 3
	9/12/22	Paxtang Parkway Trail Design and Permitting Project
	11/7/22	Crown Point Park Playground Replacement
<b>Swatara Township</b>	11/7/22	Susquehanna Township Park Tree Planting Project
	1/9/23	Fox Run Trunk Line and Force Main Sanitary Sewer Improvement Project
<b>West Hanover Township</b>	9/12/22	Swatara Township Emergency Operations Center and Law Enforcement Facilities
	1/26/23	Highland Street Conveyance System Re-Route Project
<b>Multi-Municipal</b>	2/7/22	Champagne Farms - Conservation Easement
	2/7/22	Drinking Water Systems Capital Improvement Projects
	6/6/22	12-County Investment to Catalyze Agricultural Project Readiness
	7/11/22	TCRPC Active Transportation Plan - DCPC Review
	1/9/22	Paxton Creek Greenway Project

\* Several applications were received in 2022 but acted upon in January 2023

**TABLE 11 – MUNICIPAL INFORMATION**

<b>Original Adoption Years</b>					
<b>Check With Municipality for Amendments</b>					
<b>Municipality</b>	<b>Planning Commission</b>	<b>Comp Plan</b>	<b>Zoning Ordinance</b>	<b>Subdivision &amp; Land Dev Ord</b>	<b>Approving Body</b>
<b>Berrysburg Boro</b>	No	None	None	None	County
<b>Conewago Twp</b>	Yes	2009	1985	1989	Municipality
<b>Dauphin Boro</b>	No	2016***	1977	1977	Municipality
<b>Derry Twp</b>	Yes	2016	2017	1996	Municipality
<b>East Hanover Twp</b>	Yes	2011	2003	2003	Municipality
<b>Elizabethville Boro</b>	No	None	None	None	County
<b>Gratz Boro</b>	Yes	1990	1992	1975	Municipality
<b>Halifax Boro</b>	Yes	2011**	2014	1961	Municipality
<b>Halifax Twp</b>	Yes	2011**	None	2006	Municipality
<b>Harrisburg City</b>	Yes	1974	2014	1990	Municipality
<b>Highspire Boro</b>	Yes	2007	2009	1990	Municipality
<b>Hummelstown Boro</b>	Yes	2005	1963	1960	Municipality
<b>Jackson Twp</b>	No	None	None	1992	Municipality
<b>Jefferson Twp</b>	Yes	2011**	None	None	County
<b>Londonderry Twp</b>	Yes	2005	1978	1988	Municipality
<b>Lower Paxton Twp</b>	Yes	2018	2006	2010	Municipality
<b>Lower Swatara Twp</b>	Yes	2017	1993	1985	Municipality
<b>Lykens Boro</b>	Yes	1975	1968	1975	Municipality
<b>Lykens Twp</b>	Yes	1992	1997	1997	Municipality
<b>Middle Paxton Twp</b>	Yes	2016***	2000	2001	Municipality
<b>Middletown Boro</b>	Yes	2006	2013	2000	Municipality
<b>Mifflin Twp</b>	No	None	None	2014	Municipality
<b>Millersburg Boro</b>	Yes	2007*	2016	None	County
<b>Paxtang Boro</b>	No	2009	2012	1958	Municipality
<b>Penbrook Boro</b>	Yes	1996	1981	2004	Municipality
<b>Pillow Boro</b>	No	None	None	1978	Municipality
<b>Reed Twp</b>	No	1999	None	1990	Municipality
<b>Royalton Boro</b>	Yes	1985	1985	1990	Municipality
<b>Rush Twp</b>	No	2011**	None	None	County
<b>South Hanover Twp</b>	Yes	1991	2006	1977	Municipality
<b>Steelton Boro</b>	Yes	2002	2009	2004	Municipality
<b>Susquehanna Twp</b>	Yes	2019	2003	2006	Municipality
<b>Swatara Twp</b>	Yes	2019	2010	1990	Municipality
<b>Upper Paxton Twp</b>	No	2007*	2019	1965	Municipality
<b>Washington Twp</b>	Yes	2008	1996	1991	Municipality
<b>Wayne Twp</b>	No	2011**	None	1990	Municipality
<b>West Hanover Twp</b>	Yes	2015	1968	1975	Municipality
<b>Wiconisco Twp</b>	Yes	2007	1975	1975	Municipality
<b>Williams Twp</b>	No	None	None	None	County
<b>Williamstown Boro</b>	No	None	None	None	County

\* Millersburg Borough / Upper Paxton Township Joint Comprehensive Plan  
 \*\* The Valleys Regional Comprehensive Plan  
 \*\*\* Joint Comprehensive Plan

## **PREMIER PROJECT AWARDS**

**The Dauphin County Premier Project Awards are currently undergoing a reboot and will return in early 2024.**

The program acknowledges and encourages planning excellence in Dauphin County, recognizing projects that meet the community, environmental and economic goals of the county's comprehensive plan.

Individuals, organizations, municipalities, public authorities, developers and public/private partnerships have been invited to submit applications for plans, studies and projects completed in Dauphin County in which they were principally involved in design, development or implementation.

Eligible projects have included comprehensive plans, development projects, ordinance revisions, infrastructure improvement, renewal projects, downtown development, neighborhood revitalization, transit, bike-ped and more.

Projects are judged on effectiveness and results; originality and innovation; ease of replication; community involvement and participation; and compatibility with the Dauphin County Comprehensive Plan.



## **WATER RESOURCES ENHANCEMENT PROGRAM (WREP)**

Throughout 2022, Dauphin County reached out to its municipalities to determine interest in joining the [Water Resources Enhancement Program \(WREP\)](#), a specialized water resources and stormwater management program meant to enhance projects and operations at the municipal level.

WREP's goal is to help meet the MS4 and stormwater management needs of Dauphin County's municipalities through a voluntary, flexible program that offers a tiered level of services that would appeal to both MS4 and non-MS4 municipalities for stormwater, water quality and flood management needs.

Municipalities pay a \$500 fee to join the program. Participating municipalities will be asked to send representatives to join the WREP Advisory Committee, which will work with Dauphin County planning staff, consultants and engineers to determine potential service offerings and cost sharing, and to identify flood mitigation and stormwater management projects to be completed.

Once the tiers of service are established by the Advisory Committee, municipalities can select their level of participation based on the benefits and services they wish to receive. The WREP will build on existing stormwater management practices and documentation such as the Countywide Action Plan (CAP) and programs already in place within individual municipalities.

At the end of 2022, 15 municipalities had joined the WREP program, including Derry, East Hanover, Halifax, Londonderry, Lower Paxton, Lower Swatara, South Hanover, Swatara and West Hanover townships, and Hummelstown, Middletown, Millersburg, Penbrook, Royalton and Steelton boroughs.

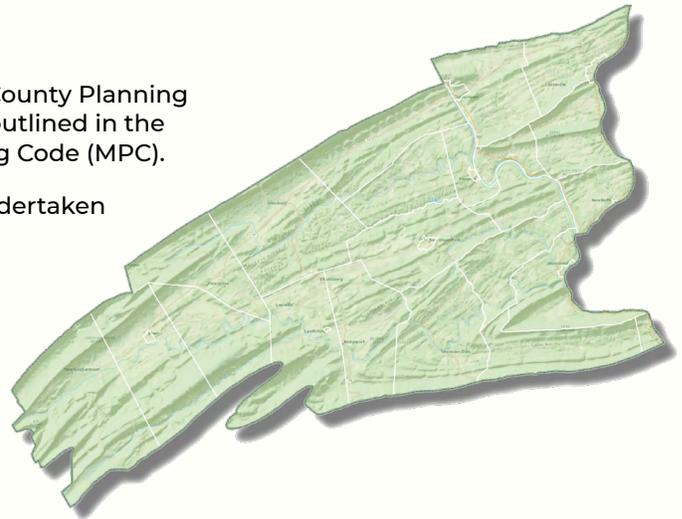
# Perry County Planning Commission

## FOREWORD

This annual report fulfills the Perry County Planning Commission's (PCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (MPC).

It highlights all relevant business undertaken by the PCPC and staff in 2022.

All municipal planning commissions in Perry County are encouraged to follow the county's lead and develop their own annual reports to submit to their township supervisors or borough council.



## PCPC OFFICE INFORMATION

The PCPC office is staffed by Jason R. Finnerty.

Office hours on Monday, Tuesday and Thursday are 8 AM-4 PM. The office is located in the Old County Jail, 20 W. McClure St., New Bloomfield, PA 17068. Phone (717) 582-5124. Email: [pcpc@perryco.org](mailto:pcpc@perryco.org).

On Wednesday and Friday Jason works at the TCRPC office, 112 Market St., 2nd Floor, Harrisburg, PA 17101. Office hours are 8 AM-4:30 PM. Phone: (717) 234-2639. Email: [jfinnerty@tcrpc-pa.org](mailto:jfinnerty@tcrpc-pa.org).



*PCPC Office*

## PERRY COUNTY BOARD OF COMMISSIONERS

- **Brian S. Allen**, Chairman
- **Brenda L. Watson**, Secretary
- **Gary R. Eby, Jr.**, Vice-Chairman

## PCPC MEMBERSHIP

- **James H. Turner**, Chairman (2024)
- **Thomas A. Graupensperger**, Vice Chair (2023)
- **Robert E. Shaffer, Sr.**, Secretary (2024)
- **David F. Rice**, Treasurer (2025)
- **Donny Bartch** (2023)
- **Dana Cotton** (2025)
- **Cathy Gilbert** (2023)
- **Michael Hartley** (2025)
- **Danny Kirk** (2024)

## ORDINANCE, PLANS & AMENDMENT REVIEWS

The following tables document the PCPC's ordinance review processes in 2022. The Subdivision and Land Development Ordinance Amendment reviews are performed under Section 505(b) of the MPC Zoning Ordinance Amendments following Section 609(e) and municipal comprehensive plans Section 301.3. (Section 302(a.1) for surrounding county consideration).

### 2022 SUBDIVISION & LAND DEVELOPMENT ORDINANCE REVIEWS

Review ID	Municipality	Meeting Date of PCPC Review	Amendments	Review Comment
22SLD-01	Tuscarora Township	18-May-22	Subdivision and Land Development Ordinance (Proposed Changes)	Support for enactment with the removal of two noted revisions

### 2022 MUNICIPAL ZONING ORDINANCE AND AMENDMENT REVIEWS

Review Number	Municipality	Official Review Date	Content	PCPC Recommendation
22Z-01	Watts Township	16-Feb-2022	Building Height of Wholesale Businesses, Warehouses, and Similar Non-Processing Storage and Distribution in the Industrial District	Support for the supervisors passing proposed ordinance after considering three items
22Z-02	Watts Township	16-Mar-2022	Building Height of Wholesale Businesses, Warehouses, and Similar Non-Processing Storage and Distribution in the Industrial District	Support for the supervisors passing proposed ordinance after considering seven items
22Z-03	Bloomfield Borough	20-Apr-2022	Revised Bloomfield Borough Zoning Ordinance and Map	Support for the Council's efforts to clarify what building alterations warrant a zoning permit considering two items
22Z-04	Howe Township	15-Jun-22	Changing the designation of Apartments in a Commercial District from being an unpermitted use to a permitted use.	Support for the supervisors passing proposed ordinance after considering one item
22Z-05	Millerstown Borough	15-Jun-22	Revisions and amendments - Conditional Uses, Violations, and Solar Energy Systems provisions	Support for the Council's efforts to amend the ordinance considering one item
22Z-06	Juniata Township	15-Jun-22	Amendments - Solar Energy Systems provisions	Support for passing proposed ordinance as presented
22Z-07	Tyrone Township	20-Jul-22	Amendments - Solar Energy Systems provisions	Support for passing proposed ordinance with consideration for agricultural land use

It is important for municipal planning commissions, zoning officers, zoning hearing board members, municipal solicitors, municipal engineers and the elected officials of a municipality to make certain the PCPC receives a certified copy of each passed amendment.

Section 505(b) (Subdivision and Land Development Ordinances) and Section 609(g) (Zoning Ordinances) of the MPC (Act 247, as reenacted and amended) require a copy of the certified amendment to be filed with the county within 30 days of its adoption.

If this process goes unfulfilled, the following issues could present themselves:

- The county's ordinance provisions would become inconsistent with the municipality. This would present problems for staff from a review perspective and for immediate reference if the public or municipal officials had a question.
- A municipality's amendment adoption procedure could also be challenged.

As a year-ending reminder to officials in all of the municipalities listed in the previous two tables, officials are asked to review their communications to ensure that copies of all adopted ordinances were sent to the PCPC to finalize their responsibility in this process.

## **LOCAL PLANNING ASSISTANCE PROGRAM**

TCRPC offers planning services to all municipalities that subscribe to its Local Planning Assistance (LPA) Program. The county's LPA has been highlighted as a potential mechanism for assisting townships and boroughs with all community planning initiatives. The scope of services typically includes advice on comprehensive planning, zoning, subdivision and land development, and other aspects of local planning programs.

In 2022, the TCRPC provided LPA services to seven Perry County municipalities: Bloomfield, Marysville and Newport boroughs, and Buffalo, Howe, Spring and Watts townships. This assistance was provided for a set annual retainer fee. Staff attended 39 local planning commission meetings in 2022.

Some items of municipal interest that were addressed included:

- Proposed zoning ordinance revisions;
- Land development plan issues regarding solar farms and potential student housing;
- Discussion of transportation, community facilities and public lands;
- Open space and trail connections;
- Warehouse development and access concerns.

Through this program, TCRPC staff provided direct planning assistance to the respective municipal planning commissions by attending regular monthly meetings or workshops when requested, tending to map requests, providing recommendations to zoning officers for their decision-making process, offering thoughts on ordinance amendments, and preparing new zoning ordinance text.

Services available through the LPA program are provided on an annual contract basis.

## **SUBDIVISION & LAND DEVELOPMENT ACTIVITY**

The MPC requires the PCPC to review all subdivision and land development (S&LD) plans proposed in Perry County.

The PCPC has the responsibility to approve or disapprove plans in municipalities that do not have their own S&LD ordinance. The PCPC has been empowered by the County Board of Commissioners to approve or disapprove plans received under the county's S&LD ordinance.

In municipalities having enacted a local subdivision and land development ordinance, the PCPC must review the subdivision or land development plan and provide comments to the municipalities within 30 days. A table in this section lists all municipalities in the county and notes their status regarding local planning commissions' authority as it relates to S&LD ordinances.

In all instances, municipal planning commissions are recommending bodies while the governing body is responsible for the approval or disapproval of subdivision or development plans.

In 2022 the overall S&LD plan review breakdown was as follows:

### 2022 OVERALL SUBDIVISION & LAND DEVELOPMENT ACTIVITY

Plat Type	Number of Plats	Subdivision		Land Development	
		Number of New Lots	Acres Involved*	Acres Proposed To Be Disturbed	Proposed New Building(s) (Square Feet)
Preliminary Plats	0	0	0.00	0.00	0.00
Final Plats	73	108	41,479.65	25.96	21,727.00
Preliminary/Final Plats	6	2	33.95	9.81	39,723.00
<b>Totals</b>	<b>79</b>	<b>110</b>	<b>4,213.60</b>	<b>35.77</b>	<b>61,450.00</b>

\*Figure includes acreage total of all lots subdivided including the acreage balance of the property

### PCPC S&LD Reviews for Municipal Reporting

Of the plans for the review report, the review breakdown was as follows:

#### 2022 SUBDIVISION & LAND DEVELOPMENT PLANS FOR REVIEW & REPORT

PRELIMINARY			Land Development Acres
0 Plats	0 New Lots	0.00 Acres	0
		0.00 Lot Addition Acres	
FINAL			
60 Plats	89 New Lots	539.19 Acres	7.38
		404.7 Lot Addition Acres	
PRELIMINARY/FINAL			
5 Plats	3 New Lots	34.04 Acres	25.68
		0.00 Lot Addition Acres	
TOTAL			
65 Plats	92 New Lots	573.23 Acres	33.06
		404.7 Lot Addition Acres	

### S&LD Reviews for PCPC Consideration Under Perry County S&LD Ordinance

Considering the County's S&LD Ordinance, applications were as follows:

#### 2022 SUBDIVISION & LAND DEVELOPMENT PLANS FOR APPROVAL OR DISAPPROVAL

PRELIMINARY			Land Development Acres
0 Plats	0 New Lots	0.00 New Lot Acres	0
		0.00 Lot Addition Acres	
FINAL			
12 Plats	4 New Lots	136.34 New Lot Acres	1.78
		18.52 Lot Addition Acres	
PRELIMINARY/FINAL			
2 Plats	1 New Lots	0.40 New Lot Acres	0.93
		3.08 Lot Addition Acres	
TOTAL			
14 Plats	5 New Lots	136.74 New Lot Acres	2.71
		21.60 Lot Addition Acres	

## Annual S&LD Plat Summary

The following table summarizes the number of plats in each category, the number of lots and units by category, and the number of acres involved. As in prior years, most of the subdivision plans in the county proposed either one new lot or lot additions to an existing properties.

The table also displays the information by county sub-region.

### 2022 BREAKDOWN OF SUBDIVISION AND LAND DEVELOPMENT ACTIVITY BY MUNICIPALITY AND REGIONAL PLANNING AREA

Municipality	Number of Plat Submissions				New Lots and New Dwelling Units								New Lot Acreage*				Lot Addition/ Reconfigured Acres	Public Semi-Public Acres	Agricultural/Commercial/Industrial Land Dev. Acres
	Prelim.	Final	P-F	Total	New Lots Prelim.	New D.U.'s Prelim.	New Lots Final	New D.U.'s Final	New Lots P-F	New D.U.'s P-F	Total New Lots	Total New D.U.'s	Prelim.	Final	P-F	Total			
<b>Perry Northeast RPA</b>																			
Buffalo Township	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Greenwood Township	0	1	0	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	11.3	0.00	0.00
Howe Township	0	2	0	2	0	0	1	1	0	0	1	1	0.0	1.3	0.0	1.3	3.7	0.00	0.00
Juniata Township	0	4	0	4	0	0	2	2	0	0	2	2	0.0	53.9	0.0	53.9	21.5	0.00	0.00
Liverpool Borough	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Liverpool Township	0	1	0	1	0	0	0	1	0	0	0	1	0.0	0.0	0.0	0.0	0.7	0.00	0.00
Millerstown Borough	0	2	0	2	0	0	1	0	0	0	1	0	0.0	0.4	0.0	0.4	0.0	0.00	0.34
Newport Borough	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Oliver Township	0	1	0	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	2.0	0.00	0.00
Tuscarora Township	0	4	0	4	0	0	2	0	0	0	2	0	0.0	36.8	0.0	36.8	13.2	0.00	0.00
<b>RPA Total</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>92.3</b>	<b>0</b>	<b>92.3</b>	<b>52.24</b>	<b>0</b>	<b>0.34</b>
<b>Perry West RPA</b>																			
Blain Borough	0	0	2	2	0	0	0	0	1	0	1	0	0.0	0.0	0.4	0.4	3.1	0.00	0.93
Bloomfield Borough	0	1	0	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	1.41
Carroll Township	0	4	0	4	0	0	6	6	0	0	6	6	0.0	120.9	0.0	120.9	0.6	0.00	0.00
Centre Township	0	5	3	8	0	0	2	1	0	0	2	1	0.0	27.7	0.0	27.7	1.7	0.00	25.84
Jackson Township	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Landisburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Northeast Madison Township	0	5	0	5	0	0	1	0	0	0	1	0	0.0	65.6	0.0	65.6	2.5	0.00	0.00
Saville Township	0	8	0	8	0	0	5	6	0	0	5	6	0.0	60.3	0.0	60.3	0.2	0.00	1.58
Southwest Madison Township	0	4	0	4	0	0	2	1	0	0	2	1	0.0	70.3	0.0	70.3	15.7	0.00	0.00
Spring Township	0	11	1	12	0	0	4	3	0	0	4	3	0.0	32.6	0.0	32.6	74.9	0.00	4.38
Toboyne Township	0	1	0	1	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.3	0.00	0.00
Tyrone Township	0	5	0	5	0	0	4	1	0	0	4	1	0.0	55.0	0.0	55.0	0.0	0.00	0.00
<b>RPA Total</b>	<b>0</b>	<b>44</b>	<b>6</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>18</b>	<b>1</b>	<b>0</b>	<b>25</b>	<b>18</b>	<b>0.0</b>	<b>432.4</b>	<b>0.4</b>	<b>432.8</b>	<b>99.1</b>	<b>0.0</b>	<b>34.1</b>
<b>Perry Southeast RPA</b>																			
Duncannon Borough	0	0	1	1	0	0	0	0	1	1	1	1	0.0	0.0	0.1	0.1	0.0	0.00	0.00
Marysville Borough	0	1	0	1	0	0	74	72	0	0	74	72	0.0	90.1	0.0	90.1	0.0	0.00	0.00
Miller Township	0	2	0	2	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	157.5	0.00	0.00
New Buffalo Borough	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Penn Township	0	4	0	4	0	0	1	0	0	0	1	0	0.0	11.7	0.0	11.7	7.6	0.00	0.33
Rye Township	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.00	0.00
Watts Township	0	2	0	2	0	0	1	1	0	0	1	1	0.0	10.8	0.0	10.8	1.0	0.00	0.96
Wheatfield Township	0	2	0	2	0	0	2	2	0	0	2	2	0.0	72.1	0.0	72.1	108.8	0.00	0.00
<b>RPA Total</b>	<b>0</b>	<b>11</b>	<b>1</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>78</b>	<b>75</b>	<b>1</b>	<b>1</b>	<b>79</b>	<b>76</b>	<b>0</b>	<b>184.79</b>	<b>0.06</b>	<b>184.85</b>	<b>274.96</b>	<b>0</b>	<b>1.29</b>
<b>County Totals</b>	<b>0</b>	<b>70</b>	<b>7</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>108</b>	<b>97</b>	<b>2</b>	<b>1</b>	<b>110</b>	<b>98</b>	<b>0</b>	<b>709.51</b>	<b>0.46</b>	<b>709.97</b>	<b>426.26</b>	<b>0</b>	<b>35.77</b>

RPA = Regional Planning Area

\* Does not include reconfigured lot acreage



A continued mainstay of the program includes providing updates on the county and regional planning programs at the joint Perry County Council of Governments and Boroughs Association meetings. Staff attended and shared information at each of these meetings.

PCPC staff provided monthly reports on subdivision and land development activity and shared information on projects with the Perry County Economic Development Authority (PCEDA). Staff also provided this information to the Local Emergency Planning Committee every other month. Our engagement with the group has broadened our reach and solidified important partnerships for moving forward with our initiatives, especially plan implementation.

Another opportunity to engage municipal officials took place in July at the Perry County Fairgrounds. Each year, the Perry County Association of Township Officials puts together this half-day convention which serves as the county’s premier forum for dialogue with municipal officials. PCPC staff is regularly asked to present at this event. At the 2022 convention, PCPC staff presented a planning and zoning session at the request of the organizing committee.

We continue to look for other opportunities to engage municipal officials as well as the general public.

## **GIS UPDATE**

A Geographic Information System (GIS) is a computer-based system designed to enable its users to organize, house, analyze, manipulate, arrange and present geographic data. The PCPC has access to TCRPC’s GIS staff and has a working relationship with the county’s GIS department.

The following are noteworthy GIS projects and maps completed in 2022:

- Maintained up-to-date zoning district layer;
- Completed 2022 subdivision and land development point file layer;
- Worked with Harrisburg University on finalizing updates to the Anderson Land Use Layer;
- Prepared map for Blain Borough to begin looking at municipal sewer service;
- Prepared annual Transportation Improvements Program (TIP) maps for Amish and Mennonite outreach;
- Completed PICTURE PERRY Comprehensive Plan Maps;
- Completed 2022 Environmental Application update;
- Completed 2022 Highway Performance Monitoring System Traffic Counting Map.

The PCPC continues to research ways to provide additional benefits to staff and the public with our continued utilization of GIS technology. We continue to monitor the productive pursuits of others where such efforts can be successfully integrated into Perry County’s planning and GIS programs.

## **ACT 537 - SEWAGE FACILITIES PLANNING**

In 2022, the number of sewage facilities planning module reviews was noticeably lower than in prior years. The Commission acted on three plans for the year, eight fewer than the previous year. The files are individually listed in the following table.

**2022 SEWAGE FACILITIES PLANNING MODULES**

FILE #	FILE NAME	MUNICIPALITY	# OF LOTS	ACRES	DUs/ EDUs
22SM-01	Shawn R. and Amy K. Lesh	Howe Township	1	1.30	1
22SM-02	Elmer S., Jr. and Elizabeth S. Esh	Saville Township	1	4.00	1
22SM-03	Josiah L. and Hannah E. Jorich	Tyrone Township	1	1.50	1

*DU = Dwelling Unit EDU = Equivalent Dwelling Unit NP = Not Provided*

## **PICTURE PERRY COMPREHENSIVE PLAN**

In 2022, staff continued to draft written work on PICTURE PERRY's Plan and Basic Studies components, mapping, assembling over 200 implementation projects, and the [website](#). As each draft component has been completed it has been posted to the site. Outreach on the plan was handled through the LPA program, the local newspaper, TCRPC newsletter articles, presentations at the joint COG and Borough Association meetings, and the Annual Association of Township Officials Convention.

Efforts to unify the planning process in Perry County continued. These pursuits were highlighted by staff securing commitments from 22 of the county's 30 municipalities to consider adoption of PICTURE PERRY and have it serve as their municipal comprehensive plan. For two municipalities (Centre and Saville townships), this will be their first recognized comprehensive plan.

# Picture Perry

Initial preparation work was undertaken for meeting MPC notification requirements for dissemination of the final draft plan for review and comment. The process will involve notifying all surrounding municipalities (including counties) and surrounding school districts of the plan's availability and the 45-day comment period leading up to the public hearing, prior to county and municipal adoption. The preparation work also included the drafting of a final public hearing notice to be advertised in accordance with the MPC and the PA Sunshine Act.

Partners with the PCPC in this process have been the county's Board of Commissioners, all of our municipal plan partners, the county's Economic Development Authority, the Perry Housing Partnership, the Perry Family Partnership, the Economic Issues and Natural Resources and Recreation Workgroups, the Perry County Chamber of Commerce, and all participating survey respondents.

## **TRANSPORTATION & HIGHWAY MATTERS**

Perry County is a voting member of the Harrisburg Area Transportation Study (HATS), a federally designated Metropolitan Planning Organization (MPO). In 2022, Perry County's voting members on the HATS Coordinating Committee included County Commissioner Gary Eby and PCPC Chair James H. Turner. PCPC Secretary Robert Shaffer, Sr. and State Rep. Perry Stambaugh serve as alternates.

In Perry County, transportation planning activities in 2022 included continued support of the Susquehanna Regional Transportation Partnership. This project has brought together representatives of the chambers of commerce and the transit and planning agencies serving Adams, Cumberland, Dauphin, Lancaster, Lebanon, Perry and York counties. The program consists of regional efforts to manage congestion by promoting transportation alternatives.

In 2022, HATS staff worked with county officials to begin developing a prioritized list of needed improvements on locally owned, federal aid-eligible bridges. The condition of locally owned bridges was identified in the 2045 RTP as a regional need and, as such, a line item was added to the TIP for the inclusion of eligible projects. This process is ongoing, with future projects anticipated to be identified and included on the 2025-28 TIP.

HATS staff also conducted another round of the RTP Implementation Grant Program, which awarded approximately \$2 million in funding for construction projects and planning studies in the county. Projects include preventative maintenance on six county-owned covered bridges, sidewalk and curb ramp improvements in Newport Borough, and a bicycle/pedestrian feasibility study in Millerstown Borough.

# HAZARD MITIGATION PLANNING

Our staff prepared a Pre-Disaster Hazard Mitigation Grant application for Perry County and was able to secure \$95,000 to prepare the next Hazard Mitigation Plan. While the FEMA notification of the grant award was received, the county had not received the grant contract agreement for signature by year's end. The next plan (2025) will be prepared by a consultant.

# INTERGOVERNMENTAL REVIEWS

The PCPC invests a significant amount of time reviewing the various pursuits of local governments, county agencies, and local authorities. Many of these entities' funding sources include provisions which consider general consistency with respect to the County Comprehensive Plan. The following table displays all intergovernmental reviews undertaken in 2022.

2022 INTERGOVERNMENTAL/ GENERAL CONSISTENCY REVIEWS

Review ID	Municipality or Entity	Project	Meeting Date of PCPC Review	Review Comment	Dollar Amount Sought	Total Project Cost
22IRP-01	Newport Water Authority	5th Street Water Main Replacement	3/16/22	Generally Consistent	\$ 150,000.00	\$ 150,000.00
22IRP-02	Marysville Borough	Marysville Lions Club Park	4/20/22	Generally Consistent	\$ 250,000.00	\$ 375,000.00
22IRP-03	Friends of Clarks Ferry Tavern	The green at the Clarks Ferry Tavern	4/20/22	Generally Consistent	\$ 250,000.00	\$ 625,000.00
22IRP-04	Newport Borough	Newport Borough Memorial Park Rehabilitation	4/20/22	Generally Consistent	\$ 68,578.00	\$ 80,680.00
22IRP-05	Penn State University	Novel shared transportation services to improve rural-urban commutes	5/18/22	Generally Consistent	\$ 50,000.00	\$ 50,000.00
22IRP-06	Loysville Village Municipal Authority	Wastewater treatment plant, sewer interceptor, and sewer collection system upgrades	5/18/22	Generally Consistent	\$ 7,240,700.00	\$ 8,750,000.00
22IRP-07	Liverpool Area Recreation Association	Swimming pool improvements	5/18/22	Generally Consistent	\$ 198,432.50	\$ 233,450.00
22IRP-08	PCEDA	Perry County Trails Plan	5/18/22	Generally Consistent	\$ 195,500.00	\$ 229,500.00
22IRP-09	MVAH Partners	Bretz Court Senior	6/15/22	Generally Consistent	\$ 1,350,000.00	\$ 1,350,000.00
22IRP-10	Foundation for Pennsylvania Watersheds	12-county investment to catalyze agricultural project readiness	6/15/22	Generally Consistent	\$ 1,500,000.00	\$ 1,740,000.00
22IRP-11	Tri-County Regional Planning Commission	Active transportation plan	6/15/22	Generally Consistent	\$ 100,000.00	\$ 251,200.00
22IRP-12	Marysville Borough	Marysville Lions Club Park	7/20/22	Generally Consistent	\$ 110,014.00	\$ 843,442.00
22IRP-13	Perry County	Main Street Revitalization	7/20/22	Generally Consistent	\$ 3,000,000.00	\$ 3,900,000.00
22IRP-14	PCEDA	Perry County Hometowns Multimodal	10/19/22	Generally Consistent	\$ 3,000,000.00	\$ 3,900,000.00
22IRP-15	PCEDA	Perry County Hometowns Multimodal	11/16/22	Generally Consistent	\$ 3,000,000.00	\$ 3,900,000.00
22IRP-16	Bloomfield Borough	Park development	11/16/22	Generally Consistent	\$ 280,000.00	\$ 350,000.00
22IRP-17	Newport Borough Sewer Authority	Sanitary sewer and stormwater improvements	11/16/22	Generally Consistent	\$ 425,000.00	\$ 500,000.00
22IRP-18	Lake Heron Conservancy	Lake Heron Conservancy Retreat dam repair	11/16/22	Generally Consistent	UNK	\$ 900,000.00
22IRP-19	Newport Borough Water Authority	6th Street and Market Street water main street replacement	12/21/22	Generally Consistent	\$ 317,663.00	\$ 408,507.00
22IRP-20	Marysville Borough	Marysville Lions Club Park	12/21/22	Generally Consistent	\$ 500,000.00	\$ 575,000.00
22IRP-21	Loysville Village Municipal Authority	Wastewater treatment plant upgrades	12/21/22	Generally Consistent	\$ 4,846,000.00	\$ 7,269,000.00
22IRP-22	Millerstown Borough	Sanitary sewer system rehabilitation	12/21/22	Generally Consistent	\$ 425,986.00	\$ 501,160.00
22IRP-23	Liverpool Municipal Authority	Sanitary sewer system rehabilitation	12/21/22	Generally Consistent	\$ 500,000.00	\$ 590,979.00
22IRP-24	Liverpool Municipal Authority	Water system rehabilitation	12/21/22	Generally Consistent	\$ 981,100.00	\$ 1,471,670.00
<b>TOTALS</b>					<b>\$ 28,738,973.50</b>	<b>\$ 38,944,588.00</b>

UNK - Unknown/not provided

## **MUNICIPAL PLANNING INFORMATION**

The Perry County Planning Commission maintains redundant files at two office locations for both staff and the public to access. This includes copies of municipal comprehensive plans, S&LDO, zoning ordinances, and other ordinances which may be relevant to planning efforts.

The following table provides a chronological summary of municipal planning efforts in 2022.

### **SUMMARY OF ACCOMPLISHMENTS IN 2022**

- Reviewed 79 total Subdivision and Land Development plans;
- Approved 14 Subdivision and Land Development plans submitted under the jurisdiction of the County S&LDO;
- Reviewed three sewage facility planning modules;
- Reviewed and commented on one municipal ordinance proposing subdivision and land development ordinance amendments;
- Reviewed and commented on seven municipal ordinances proposing zoning ordinance revisions and amendments;
- Updated the Perry County Community E-Data Booklet;
- Continued implementation of the 2020 Perry County Hazard Mitigation Plan and researched and prepared grant application to FEMA for the 2025 Hazard Mitigation Plan;
- Held 12 PCPC meetings, preparing monthly agendas and minutes;
- Continued preparing the final draft of Perry County's next comprehensive plan PICTURE PERRY.
- Reviewed 25 intergovernmental/ general consistency reviews under Pennsylvania Acts 67, 68 and 127, providing letters of support for projects deemed generally consistent with the Perry County Comprehensive Plan;
- Presented on the subject of community planning (PICTURE PERRY) and zoning in the general session of the Annual Association of Township Officials Convention;
- Logged the receipt of 44 Act 14 notifications for the County;
- Maintained work on the PCPC's webpage hosted on TCRPC's website;
- Improved and updated many county GIS data layers;
- Attended 39 municipal planning commission meetings for the eight participating LPA communities;
- Provided outreach at all joint Perry COG and Borough Association meetings;
- Attended three Penn State Extension webinars;
- Conducted outreach and technical support to the Perry County Economic Development Authority and the Local Emergency Planning Committee;
- Continued to provide technical support to the HATS effort by attending a PennDOT open house on the Clarks Ferry Improvements Study and two meetings on the US Route 11/15 Study for the Duncannon area;
- Presented on PICTURE PERRY at TCRPC's Annual Luncheon;
- Assisted in finalizing work on the TCRPC Toolkit;
- Participated in the implementation of Perry County's Countywide Action Plan (CAP), serving as co-lead for Perry County's portion of the four-county project with Dauphin, Juniata and Mifflin counties.

# Harrisburg Area Transportation Study

## 2022 MEMBERSHIP

Organization	Member	Alternate
Chairman	Jeff Haste	
Vice-Chairman	Commissioner Gary Eby	
Secretary	Commissioner Jean Foschi	
Cumberland Co.	Commissioner Jean Foschi Toby Fauver	Commissioner Gary Eichelberger Kirk Stoner
Dauphin Co.	Jeff Haste Steve Libhart	Scott Burford George Connor
Perry Co.	Commissioner Gary Eby James Turner	Robert Shaffer, Sr. Rep. Perry Stambaugh
Harrisburg City	Wayne Martin Ambrose Buck	Vacant Vacant
CAT	Eric Bugaile	Rich Farr Beth Nidam
PennDOT	Larry S. Shifflet Chris Kufro	Ray Green Nate Walker/ Jon Owens
Ex-officio Members	NOTE: The following are on both committees: Gene Porochniak, FHWA Laura Keeley, FTA Rick Harner, FAA Chris Trostle, DEP Tree Zuzzio, PA DCED	

*Coordinating Committee*

Organization	Member	Alternate
Chairman	Steve Deck, AICP	
Vice-Chairman	Diane Myers-Krug, AICP (non-voting)	
Secretary	Andrew Bomberger, AICP (non-voting)	
Cumberland Co.	Debi Ealer Kirk Stoner, AICP	Elizabeth Grant Vacant
Dauphin Co.	Steve Libhart James Szymborski	George Connor Steve Deck, AICP
Perry Co.	Commissioner Gary Eby James Turner	Robert Shaffer, Sr. Nina Fitchet
Harrisburg City	Deborah Ealer Kirk Stoner, AICP	Charlie White Vacant
CAT	Rich Farr	Beth Nidam Miguel Aciri-Rodriguez
PennDOT	Ray Green Nate Walker	Vacant/ Vacant Jon Owens Jeff Puher
Ex-officio Members	Holly Gattone/Brad Webber, Amtrak Rudy Husband, Norfolk Southern Louis Pirozzi, SARAA Vacant, PMTA Vacant, York County MPO Jon Fitzkee, Lebanon County MPO	

*Technical Committee*

## REGIONAL TRANSPORTATION PLAN IMPLEMENTATION

As part of the ongoing process-over-product approach being taken for the [Regional Transportation Plan \(RTP\)](#), HATS staff spent much of 2022 focused on implementation and coordination with our other planning activities.

This included continued outreach with municipalities and regional stakeholders to ensure the transportation needs identified on the Project Pipeline were as comprehensive and up-to-date as possible; discussions with county bridge engineers focused on utilizing the Local Bridge Improvement line item on the FFY 2023-20226 Transportation Improvement Program (TIP); and the latest round of the RTP Implementation Grant Program.



The 2045 RTP identified a disproportionately high percentage of locally-owned bridges with “poor” condition ratings when compared to the state-owned system. To address this disparity, HATS staff and PennDOT established a Local Bridge Improvement line item on the FFY 2022-2026 TIP, totaling \$3 million in funding in FFY 2025 and 2026.

The funds were programmed in the second two years of the TIP to provide time for evaluation and identification of candidate projects and coordination on financial match requirements.

In 2022, HATS staff met with representatives from Cumberland, Dauphin and Perry counties to discuss the program, which is on track to program projects and establish long-term preventative maintenance needs as part of the development of the FFY 2025-2028 TIP in 2023.

The RTP Implementation Grant Program, established in 2019, completed its second round of application review and project awards in 2022. The program evolved out of the TCRPC Regional Connections Program and expanded to fund not just planning studies, but construction projects as well.

To be eligible, projects or studies must be consistent with the goals and objectives of the Regional Transportation Plan and the Regional Growth Management Plan while providing for safer, more walkable, bikeable and transit-friendly transportation systems. Out of 13 applicants, seven construction projects and five planning studies were chosen for funding, totaling approximately \$6 million.

The next RTP Implementation Grant Program application round is expected to open in early 2024.

## **TIP DEVELOPMENT/IMPLEMENTATION**

The current **2023-2026 Transportation Improvement Program (TIP)** was adopted by HATS at its Coordinating Committee meeting on June 24, 2022 and became effective October 1, 2022.

The TIP guides the region’s transportation spending over a four-year period and is updated bi-annually. Much of 2022 was spent coordinating the public review and outreach requirements required prior to adoption.

Coordination of the draft 2023-2026 Transportation Improvement Plan (TIP) began in Fall of 2021 as HATS and PennDOT District 8-0 staff worked to balance carryover projects, new asset management needs, and regional priorities identified in the 2045 Regional Transportation Plan.

In the midst of the TIP development process, the bipartisan Infrastructure Investment and Jobs Act was passed into law, providing significant increases across a variety of federal funding categories and programs.

With the funding increases, 77 new projects are proposed on the draft 2023-2026 TIP, with 11 originating as transportation needs identified on the RTP Project Pipeline.

In addition to these 11 projects, line items were added to address implementation of the upcoming Congestion Management



*Discussing the 2023-26 TIP at a May 11 public information session at Strawberry Square in Harrisburg, from left: Dick Norford of Bike South Central PA, TCRPC Transportation Planning Coordinator Andrew Bomberger, Kenana Korkutovic and Jon Owens of PennDOT District 8, TheBurg Editor Larry Binda, and TCRPC Executive Director Steve Deck.*

Plan, fund improvement on locally-owned federal-aid-eligible bridges, and continue the RTP Implementation Grant Program through FFY 2026.

The RTP Implementation Work Group and HATS Technical and Coordinating committees had the opportunity to preliminarily review and provide input regarding the draft 2023-2026 TIP in late 2021 and 2022.

Additionally, input and coordination will be incorporated through the PennDOT Connects process as well as meetings with our regional stakeholder groups, including the RTP Implementation Work Group and Bike/Ped/Passenger Task Force.

The official public comment period was held May 2 through June 2, with an in-person meeting held at Strawberry Square in Harrisburg on May 11 and virtual information sessions held via Zoom on May 17 and May 19.

## **PUBLIC PARTICIPATION & OUTREACH**

Pandemic-related public participation challenges that began in 2020 remained relevant in 2022, with the majority of contact with the public and our partners being virtual.

These virtual strategies were included in the updated HATS Public Participation Plan, which shared a public review and comment period with 2045 HATS Regional Transportation Plan and was adopted in September 2021.

Since then, HATS staff has focused on virtual outreach and developing tools like online interactive mapping applications that make virtual outreach more engaging and accessible for all.

HATS staff engaged key stakeholder groups and the general public in a variety of transportation planning efforts, including continued work with local municipalities and other regional stakeholders and ongoing solicitation of publicly identified Transportation Needs as part of the HATS RTP Project Development Process and Project Pipeline updates.

In mid-2022, TCRPC merged the Regional Transportation Plan and Dauphin County Comprehensive Plan websites into the TCRPC website. *For details, see the TCRPC regional program section of this report.*

## **ALTERNATE MODES**

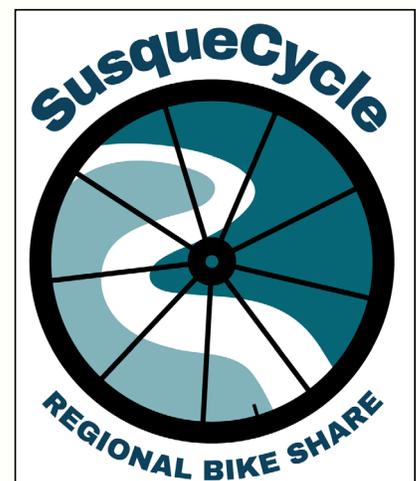
Alternate modes of travel are essential components of any fully functioning, comprehensive transportation system.

Creating a safe, convenient, and efficient environment for cyclists, walkers, and transit users benefits our region's residents and businesses, while also relieving pressure on our existing transportation system and environment.

### ***Bicycle/Pedestrian Planning --***

In 2022, HATS staff, PennDOT District 8-0, and our region's municipalities met regularly to advance bicycle/pedestrian projects such as the CAT Intermodal Bridge, the Lemoyne Bottleneck and the 2022 awardees in the RTP Implementation Grant program through meetings with key stakeholders, including state and municipal officials.

As previously mentioned, the grant program provided funding for transportation improvements and studies, totaling approximately \$6 million in 2022.



These awards are in addition to the previous round, in which approximately \$5.5 million in funding was awarded. The majority of awards in both rounds went to bicycle/pedestrian/non-motorized transportation improvements.

HATS staff also worked extensively to restart a bike share service in 2022. [SusqueCycle Bike Share](#) was officially open in October 2022 with 36 bikes available for rent from six stations placed in downtown and midtown Harrisburg.

Initial locations were placed after consultation with a work group comprised of regional stakeholders and bicycle advocates.

Moving forward, HATS staff is coordinating an expansion of the system to include 60 bikes and 13 stations, with new stations in Harrisburg's Allison Hill neighborhood and Hummelstown Borough.

### **Transit Planning --**

HATS staff, in coordination with CAT and rabbittransit staff, incorporated updated information and data related to transit into various planning activities and studies, including the 2045 HATS Regional Transportation Plan and finalization of the 2023-2026 Public Transit TIP.



## **ENVIRONMENTAL JUSTICE**

Since 2017, HATS staff has worked with regional and state stakeholders, including FHWA and PennDOT, to implement the South Central Pennsylvania Environmental Justice Unified Process and Methodology Study. In 2020, the “core elements” established in the study were incorporated into the Environmental Justice analysis for the 2045 HATS Regional Transportation Plan.

Going forward, work will continue on refining the approach and working with other MPOs to identify strengths and weaknesses associated with the various ways the methodologies were implemented.

In 2022, HATS staff performed an Environmental Justice analysis of the FFY 2023-2026 TIP, highlighting trends and conditions identified in the 2045 HATS RTP.

## **COMMUTER SERVICES OF PENNSYLVANIA**

The Transportation Demand Management (TDM) program of the Susquehanna Regional Transportation Partnership (SRTP) has been educating commuters about commuting options for over 18 years.

In 2022, the Commuter Services team provided tools to help employers redevelop their company culture as commuters return to their workplaces. Hybrid work models have gone into place and become successful throughout the region.

To assist partners with this shift, the Telework Peer Group tackled this evolving topic. Presentations regarding hoteling, national trends and hybrid work statistics were shared. Participants found ways to build a better work environment for employees working both in the office and at home.

2022 saw a rise in meetings and events. More employers were offering on-site outreach activities. Commuter Services' outreach managers conducted over 218 events and 452 meetings.

Commuter Services completed its fifth year of utilizing Commute PA, a free rideshare and rewards program. The data obtained from commuters who register with Commute PA and track their non-drive-alone green commute trips is shared with several regional Metropolitan Planning Organizations, including HATS.



The participating trackers (traveling to and from the Tri-county area) during the 2022 calendar year accounted for the following:

- 38,895 trips tracked;
- 1,262,019 vehicle miles removed from regional roadways;
- \$764,804 in cost savings to the participating commuters;
- and 526 tons of CO2 reductions.

More educational information about carpooling, vanpooling, transit, walking, bicycling and teleworking, in addition to the Emergency Ride Home program, can be found by visiting the Commute PA app, the [www.pacommuterservices.org](http://www.pacommuterservices.org) website or by calling 1-866-579-RIDE.

## **SAFETY & OPERATIONS**

TCRPC/HATS became a Waze For Cities Partner in June 2021. This partnership allows HATS staff to access real-time traffic alerts and congestion data. Through this program, staff can collect and analyze data pertaining to vehicle accidents and congestion throughout the region. Staff developed an in-house analytics platform to collect, store and analyze this data to support our transportation planning program.

The partnership also enables municipalities to post temporary road closures in a way that results in immediate uploading so drivers who use Waze as their GPS can be aware and detour around closures, thereby reducing congestion and the potential for work zone crashes.

HATS staff also continues to work on enhancing our safety planning capabilities. Our safety planning contract with Kittelson & Associates Inc. continues in an effort to establish an internal approach to analyze crash data as a supplement to PennDOT’s Highway Safety Manual (HSM) Network Screening Tool. A draft methodology has been drafted by Kittelson and HATS staff is working on implementing the analysis.

Staff recently learned that our 2022 application for a federal Safe Streets for All (SS4A) grant is being awarded for the development of a “Qualified Safety Plan” for the region.

This plan will build on our work described above and identify specific projects and strategies that will be eligible for SS4A implementation funds.

The plan, to be conducted with significant input from first responders and other stakeholders, is expected to be complete by early 2024.



***HATS Safety Web Application***

## HIGHWAY PERFORMANCE MONITORING SYSTEM (HPMS): TRAFFIC COUNTS & SAMPLE SECTION INVENTOR

Traffic data is necessary to meet the reporting requirements of the Federal Highway Administration (FHWA) under United States Code of Federal Regulations (CFR) title 23, 420.105(b).

States are required to provide data to support FHWA's highway reporting responsibilities to Congress and to the public.

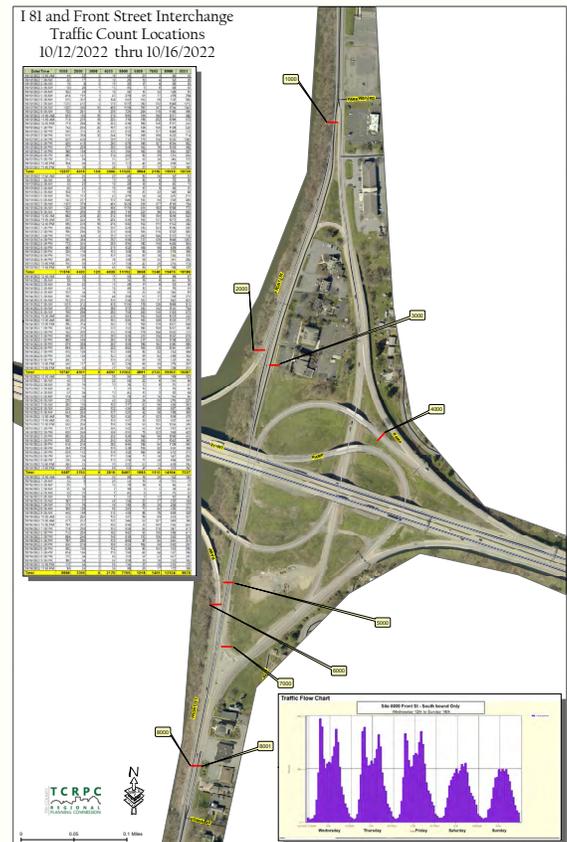
Traffic data reported under these regulations is submitted on June 15 of every year as part of the Annual Highway Performance Monitoring System (HPMS) report and is used to help determine the federal transportation funding allocated to each state.

PennDOT assigned 86 traffic counts and 177 HPMS Sample Sections to the HATS region to help complete the Federal-required HPMS report.

HATS was reviewed this year by PennDOT for a Traffic Counting Safety and Assistance Program (TCSAP) Field Review for our traffic counting program.

Also completed in 2022 was a HPMS Quality Review in Dauphin County with HATS staff receiving an accuracy rate of 98.96%. The next HPMS Quality Review will occur in fall 2024.

In 2022, HATS staff completed nine traffic counts at the I-81 / Front Street Interchange in Dauphin County and multiple counts at the Lemoyne Bottleneck in Cumberland County.



## BICYCLE / PEDESTRIAN COUNTS

In 2022, TCRPC purchased four Spack Solution Video Recorders to utilize in our Bike/Pedestrian program.

HATS set over 45 Bike/Pedestrian counts around the region. Set for four consecutive days to get weekday and weekend counts, they will aid in programming projects such as TIP and long range planning along with getting a baseline of data for future safety projects.

HATS staff set all of the locations in 2022 for baseline data and plans to continue collecting data for analysis over the next few years. HATS staff is committed to collecting data to improve Bicycle / Pedestrian safety across the region.



*Intern Mack Breech setting a typical 24-hour pneumatic machine classification count in Perry County*

# Tri-County Regional Planning Commission 2022 Annual Report

## 2022 TCRPC STAFF

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**FRONT COVER:** The old Swatara train depot in Derry Township; the Sylvia H. Rambo U.S. Courthouse under construction on N. 6th St.; a tractor-trailer on Front St. in Wormleysburg; the CAT Bridge looking east from City Island. **BACK COVER:** A view of City Island and Harrisburg from across the Susquehanna River.