

## DAUPHIN COUNTY PLANNING COMMISSION

### Minutes of the Meeting

January 10, 2022

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, January 10, 2022. The meeting was held in person at the TCRPC offices at 112 Market Street, Harrisburg with additional member participation via Zoom telecommuting software. The meeting was called to order at 4:02 p.m.

### ROLL CALL

Those members present were Mr. Jonathan Bowser, Mr. Josh First, Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker, Mr. Fred Lighty, Mr. Robert Spandler, Mr. Dan Tunnell and Mr. Carter Wyckoff. Also present were Mr. Andrew Bomberger, Mr. Steve Deck and Mr. Jerry Duke of the staff. Mr. Wyckoff was introduced as a new member to the Commission. Mr. Wyckoff said was looking forward to being part of the Commission.

### REORGANIZATION 2022

On a motion by Mr. Kerschner, seconded by Mr. Tunnell, nominations for officers were made as follows: Ms. Gaiski, Chairwoman, Mr. Robert Spandler, Vice Chairman, Mr. First, Secretary, and Mr. Lenker, Treasurer. There were no other nominations made. The Commission approved 9-0 to elect the slate of officers as nominated.

Ms. Gaiski from this point presided over the meeting.

### MINUTES APPROVAL

On a motion made by Mr. Tunnell, seconded by Mr. Spandler, the Commission approved 9-0 the minutes from the December 6, 2021 meeting.

### TREASURER'S REPORT

On a motion by Mr. Lenker, seconded by Mr. First, the Commission approved 9-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$2,626.10 for December, 2021. The Treasurer's Report in the form of Financial Statements for the month ending December 31, 2021 were accepted for filing and audit.

### REPORTS

- a. Report of Officers: No items.
- b. Communications & Staff Reports: No items.
- c. Program Progress Report: December, 2021 (attached)

Mr. Deck provided updates on several staff projects. He mentioned the status of the public comment process for the I-81 Improvement Strategy meetings. He also noted in person public comment meetings were being held on the Market Street Bridge

Project. The next meeting was to be held on January 12, 2022 at 7:30 PM at the Wormleysburg Municipal Building.

He also gave an update on the progress on the Toolkit and proposed modifications to the TCRPC website.

He also mentioned several other projects, including an update to the county-wide stormwater planning (Countywide Action Plan (CAP)) effort and the establishment of a regional stormwater cooperation effort. He also mentioned the road closure reporting effort with NueGov and Waze, the progress with TIP development, the bike share program, and the outreach planned for the Affordable Housing group with the proposed amendments to the model subdivision and zoning ordinance.

Mr. Duke noted that staff received a record number of applications for the annual Premier Project Awards. The applications will be sent out for judging and the winners being announced at a virtual award presentation on February 17<sup>th</sup>, 2022.

d. Committees:

Mr. Duke indicated that the Affordable Housing Committee will be asked to review the proposed model subdivision changes. The zoning and subdivision ordinances are undergoing their final editing. The review is to determine the model ordinance's potential impact and ability to help create affordable housing.

f. Planning Commission Member Items

This item was discussed as it relates to compliance with the recent amendments to the Sunshine Act. Considered was an option to add an item for future agendas where members could vote as to whether to add an item to the agenda. The chair could announce that an item has been raised and then take a vote on whether to discuss the matter. If there is a majority decision to discuss, then a discussion on the topic could occur and a decision could be made about the newly raised item. After some discussion it was the consensus of the Commission to follow this procedure moving forward.

## NEW BUSINESS

a. Subdivision/Land Development Matters

1. Review/Comments

The Commission discussed one application in some detail: Application 2022-005 – Hershey Square proposed Outparcel Development. The Commission members identified that the proposed structure was located in an area that is often flooded. It was suggested additional comments be added to the previously submitted plan review comments. Discussed was sending a letter to Derry Township recognizing the area indicated for the proposed new building is in an area frequently flooded. The Commission was concerned that any new development would also be subject to flood damage. Members

recommended that the Township try to ensure that all standards are being met to minimize the flooding risk, including but not limited to, the raising of the site above the elevation that encountered flooding during the latest large rain events.

On a motion by Mr. Lenker, seconded by Mr. First, the Commission voted 9-0 to ratify staff review of the nine (9) applications and to have staff send a letter to Derry Township indicating the Commission's concerns with Application #2022-005.

b. Zoning Amendments

1. Lower Paxton Township – Neighborhood Design District Map Amendment

A question was raised by Mr. Lighty regarding the comments presented by staff. Mr. Lighty discussed the reasoning behind the ordinance and presented additional material which provided information which would answer or provide further clarification about the ordinance. As a result, there were several comment items in the letter which would not be relevant and may be considered to be excluded from the letter. Mr. Bomberger provided some background on the analysis and the composition of the letter. Much of the discussion related to the proposed action on two of the Township-owned properties and their relationship to future uses as proposed in the Township's Comprehensive Plan. Proposed modifications to the letter were discussed: 1) removing information the development density and potential total number housing development in the area; (2) removing reference to action on parcels 35-007-030 and 35-07-031 under the recommendation section of the letter; (3) indicate the need to have the proposed action be examined and depicted appropriately in the future land use plan; and (4) note the Township Comprehensive Plan should be amended prior to or concurrent with the rezoning to provide further analysis behind any possible rezoning of these parcels, depicting them appropriately on the future land use plan and removing references to the implementation of the Wolfersberger Park master plan.

Staff suggested revising the letter to reflect the discussed revisions. Staff would then distribute the revised letter via e-mail and would send the revised letter to the Township after acceptance by the Commission members.

On a motion by Mr. First, seconded by Mr. Spandler, the Commission voted 9-0 to approve providing comments on the proposed rezoning. The transmittal of the comments are to be completed in a revised letter to be prepared by staff. The revised letter is to be distributed to Commission members for their concurrence of the proposed changes prior to staff's transmittal to the Township.

2. Derry Township – Conservation to Planned Campus North (Hersheypark Drive/ Police Academy Drive)

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission voted 8-0-1, with Mr. First abstaining, to recommend approval of the proposed amendment.

c. Sewer Module

1. Upper Paxton Township – Rueben E. & Lillian F. Lantz

On a motion by Mr. Lenker, seconded by Mr. Tunnel, the Commission voted 9, to ratify the staff comments on the Sewer Module.

d. Intergovernmental Review

1. Harrisburg City – Chutes and Ladders Playground – Reservoir Park

On a motion by Mr. Spandler, seconded by Mr. First, the Commission voted 9-0, to indicate plan consistency for the application

ADDITIONAL ITEMS

a. Tri-County Regional Planning Commission Reappointment

On a motion by Mr. Lenker, seconded by Mr. Tunnell, the Commission voted 9-0 to appoint Ms. Mary Gaiski as the fourth Dauphin County Planning Commission representative to the Tri-County Regional Planning Commission.

There were no other additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:17 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, February 7, 2022.**

The meeting will be in the Dauphin County Veteran's Memorial Office Building's Second Floor for those wishing to meet in person. The meeting will be also available to the public and Commission members via Zoom.

Respectfully submitted,

*Josh First*

Josh First  
Secretary