

# PERRY COUNTY PLANNING COMMISSION

**Minutes of the Meeting**

**May 17, 2023**

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, May 17, 2023, in the Perry County Commissioners' Hearing Room of the Veteran's Memorial Building, New Bloomfield, PA, and via Zoom telecommunication software, with members participating in compliance with the provisions authorized under PA Act 15 of 2020. Chairman Turner called the meeting to order at 7:05 PM.

## **1. ROLL CALL**

Members present were Chairman Jim Turner, Robert Shaffer, and Dave Rice, with Cathy Gilbert, and Tom Graupensperger participating virtually through the Zoom meeting arrangements. Jason Finnerty was in attendance representing the staff. TCRPC Executive Director Steve Deck was also present remotely, representing staff and handling the logistics of the virtual meeting participation.

## **2. MINUTES**

Chairman Turner asked the members if they had read through the April 19, 2023, monthly meeting minutes and if they had any edits they would like to offer. None of the PCPC members offered any edits.

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

## **3. GOOD AND WELFARE**

Mr. Joe Burget, Jr. was present for the William J. Sloss, Amy S. Beiler, and Richard L. Ritter, III Subdivision in Southwest Madison Township and the Brenda L. Moore subdivision in Millerstown Borough.

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

### **A. Communications**

Chairman Turner asked the PCPC members if there was anything from the monthly communications list needing to be discussed, or if staff had any items to bring to the PCPC's attention. Mr. Rice asked about the outgoing letter to Mr. Leonard Wise. Mr. Finnerty explained it was for seeking reimbursement to cover the county's contracted engineer's expenses for what should be the final requested inspection. Jim asked about the maintenance of underground stormwater and the need to maintain such facilities. Mr. Shaffer mentioned the Hatchery in Penn Township had a similar structure. Mr. Graupensperger suggested that the S&LDO needs to make certain the maintenance occurs typically every 15 years. It was mentioned the need for the S&LDO to include this content in the new ordinance.

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

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

Transfer amount.....\$1,180.00

**5. REPORTS**

A. Treasurer’s Report

Mr. Shaffer motioned to accept the Treasurer’s Reports in the form of financial statements for the period of January 1, 2023, through April 30, 2023, for filing subject to audit. Mr. Graupensperger seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

Staff has been assisting Spring Township with the Final Draft Zoning Ordinance and attended the public hearing held by their planning commission. In Oliver Township, the Regional Planner Ben Warner continues to assist the Oliver Township Planning Commission with work updating the Township’s Subdivision and Land Development Ordinance.

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

2. Program Progress Report

Covering transportation, Mr. Deck mentioned Harrisburg Area Transportation Study (HATS) has developed the Safety App for the region and provided a brief demonstration of the App, and what data can be provided. He explained this is a feature of the safety plan being worked on. New data will be integrated into the plan and which will enable the App to operate with a 5-year range from 2018-2022. Mr. Graupensperger asked about lane departures and distracted driving.

Norfolk-Southern point of contact has changed and the individual has expressed interest in attending HATS meetings. Mr. Deck indicated there will be a meeting next Friday with the HATS officers. Chairman Turner stated he shared an article with HATS staff pointing to concerns Perry County has experienced similar to a community in Indiana. This has been the safety concern for 1 1/2 - 2 mile long trains and the blocking of railroad crossings for lengthy periods of time. Mr. Shaffer agreed and pointed to the Penn Township issue the PCPC had previously wrote to Norfolk Southern. Mr. Graupensperger asked if HATS staff was ready to offer structure options to enable the public to cross from one side of the tracks to the other. It was mentioned with the P&R work being undertaken by NS following the series of national derailments, it stands to it is an opportune time to engage in discussion.

The TCRPC held its annual luncheon and there were approximately 150 individuals in attendance. The panel of speakers covered the topic of active transportation

planning. PCPC board member Michael Hartley was a panelist. Next year's topic will be the safety plan.

The Duncannon Study was mentioned. Late comments from Watts Township have caused the public meeting for next week to be postponed. An effort will be made to reschedule the public meeting for some time in June, depending on whether the Watts Township Board of Supervisors are able to meet. Mr. Shaffer asked if he could be notified of when the public meeting is rescheduled. Mr. Deck agreed and said notice would be sent out to all of the PCPC members.

The TCRPC was awarded the Governor's Award by the Center for Local Government Services for the regional stormwater program in Dauphin County and the TCRPC Toolkit.

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

## **6. UNFINISHED BUSINESS**

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

Our office has received 19 municipal resolutions adopting Picture Perry as the municipal comprehensive plan. Work has begun to implement the plan by undertaking a countywide project to inventory municipal equipment for encouraging equipment sharing loan arrangements. Included in the inventory will be a sample equipment loan agreement. Approximately 10 municipalities have responded at this time. An update was assembled for the Part D – Picture in Motion D.2 Table covering the status of projects.

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

The RFQ for consulting services remains active until the end of May, and the county awaits responses to the posting. Prior to the next monthly meeting Perry County will be holding its annual review of the current Hazard Mitigation Plan from 6 – 7 PM.

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

The CAP group met on Monday, May 15<sup>th</sup> to discuss project progress for the year, available assistance, and grant funding opportunities. Mr. Finnerty indicated he had missed the meeting due to a scheduling issue. Mr. Deck mentioned Perry County's CAP work may experience a little delay due to staffing changes at the Perry County Conservation District in the next couple of months.

## **7. NEW BUSINESS**

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

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

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

Mr. Burget indicated the rights-of-way issues are still being sorted out with Millerstown Borough. Mr. Finnerty pointed out there were two additional residential driveways passing over the subdivided lands also needing rights-of-way/ access easement attention.

Mr. Burget asked if the modifications being requested were acceptable to the PCPC members. No modifications were granted, however Mr. Graupensperger indicated that with the steep slope request it would be best if the plan would contain a note mentioning the property has significant areas where steep slopes exist which will need to be taken into account with any future development on either of the two proposed lots.

A motion was made by Mr. Shaffer to table the plan to hear comment from the Southwest Township Board of Supervisors on the plan. The motion was seconded by Mr. Rice and passed unanimously.

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

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

Mr. Finnerty indicated the township had returned the municipal comment form indicating they would not request consideration of additional rights-of-way along Laurel Run Road. It was mentioned that the county review had commented on both rights-of-way and cartway widths along the road.

He also mentioned he had a copy of the PADEP Form B Non-Building Waiver, awaiting signature with the plan approval.

A motion was made by Mr. Rice to approve the plan without edit. The motion was seconded by Mr. Shaffer and passed unanimously. Staff was instructed to sign the PADEP Form B Non-Building Waiver.

2). Review and Report

Chairman Turner asked the Commission members if there were any questions regarding the monthly review and report table. None of the PCPC members asked to see any of the plans. Chairman Turner noted it was unusual to see three plans in Tuscarora Township on a given month.

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

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

B. Zoning Matters

1. Final Draft Spring Township Zoning Ordinance

The Perry County Planning Commission staff has been working with Spring Township since 2017 assisting the Spring Township Board of Supervisors, the Township Planning Commission, Solicitor, and Engineer with the draft ordinance and map.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the letter supporting the enactment of the zoning ordinance. The motion was seconded by Mrs. Gilbert and passed unanimously.

2. Howe Township Zoning Ordinance Amendment (Renewable Energy Resource Change in district allowance from conditional use in all districts to Conditional Use in CF, A, R1, and R2, and Not Permitted in the R3, C and VC Districts)

It was indicated Howe Township submitted a revised version of the zoning ordinance amendment previously reviewed which focused on renewable resources.

A motion was made by Mr. Rice to authorize the Chairman to sign the letter as prepared. The motion was seconded by Mrs. Gilbert and passed unanimously.

C. Sewerage Matters

1. Sewage Facilities Planning Module File #23-01 Gay Y. Trout - Oliver Township

An omnibus motion was made by Mr. Graupensperger to ratify staff's review of the two sewage facilities planning modules. The motion was seconded by Mr. Rice and passed unanimously.

2. Sewage Facilities Planning Module File #23-02 Susquehanna Crossings - Watts Township

See 7.C.1. Above.

D. Other Matters

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1. Intergovernmental Review for General Consistency - PA DCED Greenways, Trails, and Recreation Program Grant Application for Marysville Lions Club Park - Marysville Borough

Mr. Finnerty mentioned draft copies of the letters were distributed to the PCPC members for review and comment prior to the meeting. Both letters verify each project to be generally consistent with respect to the PICTURE PERRY comprehensive plan.

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

2. Intergovernmental Review for General Consistency - Growing Greener Grant Commonwealth Financing Authority Greenways, Trails and Recreation Program - Bloomfield Borough

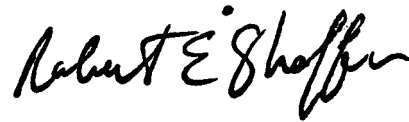
See 7.D.1. Above.

## **8. ADJOURNMENT**

Prior to adjourning, Mr. Shaffer indicated he would like to mention a couple items. First there was a question regarding the PCPC Solicitor Recommendation. Mr. Finnerty indicated the draft contract with Saltzman and Hughes was currently in County Solicitor Bill Bunt's possession and it was being reviewed. It was determined the PCPC would like to have the contracted solicitor for the PCPC attend the July meeting. Next, Mr. Shaffer expressed concerns for the lack of response received pertaining to the PCPC's letter regarding the Clarks Ferry improvement project. He then asked about the Penn Township meeting planned for next week and the Duncannon Study. Mr. Deck explained the context of the study, mentioning there had been three meetings. The township had been advised the meeting next week has been cancelled for a later date, perhaps in June to garner Watts Township Supervisor support for the recommendations of the study moving forward. He indicated the meeting would now likely take place sometime in June.

Chairman Turner adjourned the meeting at 8:27 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, June 21, 2023, at 7:00 PM. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building and via Zoom teleconferencing software.

Respectfully submitted,

A handwritten signature in black ink that reads "Robert E. Shaffer". The signature is written in a cursive, slightly slanted style.

Robert E. Shaffer, Sr., Secretary