

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

June 15, 2022

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, June 15, 2022, in the Perry County Commissioners’ Hearing Room of the Veteran’s Memorial Building, New Bloomfield, PA, and via Zoom telecommunication software, with members participating in compliance with the provisions authorized under PA Act 15 of 2020. Chairman Turner called the meeting to order at 7:00 PM.

1. ROLL CALL

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

2. MINUTES

Chairman Turner asked the members if they had read through the May 18, 2022, monthly meeting minutes and if they had any edits they would like to offer. Mr. Finnerty stated he addressed a couple of minor typographical mistakes and made the necessary edits.

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

3. GOOD AND WELFARE

Mr. Charles Axtman and Mr. John Martin were present for the Blain Building Supply, LLC. Subdivision and Land Development plans. Mr. Brent Musser was present for the Mildred E. Savercool Subdivision plan.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Chairman Turner asked the PCPC members if there was anything from the monthly communications list needing to be discussed, or if staff had any items to bring to the PCPC’s attention. None of the members requested any additional information from the list of monthly communications.

B. Payment of Expenses

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

Transfer amount.....\$715.00

5. REPORTS

A. Treasurer's Report

Mr. Shaffer motioned to accept the Treasurer's Report in the form of financial statements for the period of January 1, 2022, through June 30, 2022, for filing subject to audit. Mr. Hartley seconded the motion and the motion passed unanimously.

B. Staff Report

1) Local Planning Assistance (LPA) Report

This month staff met with five LPA municipalities the Oliver. Spring and Buffalo Township, Bloomfield, and Marysville Borough Planning Commissions primarily on the PICTURE PERRY project.

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

2) Program Progress Report

Covering transportation, Mr. Deck mentioned the Transportation Improvement Program (TIP) ~~is now looking at now includes~~ a local bridge improvement program ~~and an alternative transportation mode program and will be adopted later in June.~~ The Regional Transportation Plan grant program has returned with \$2,000,000 available, as has the Transportation Alternatives Set Aside (TASA) program (streetscape enhancements, bike/ped, etc.) with about the same amount of funding available in the current grant cycle. Also, the I-81 Improvement Strategy is complete with an early focus on transportation strategies may include an auxiliary lanes in the Carlisle area entering design along with a number of other smaller scale improvements (www.I81southcentralpa.com) for parallel corridor improvements among other items.

The TCRPC's new website is now functioning and the planning toolkit is now accessible.

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)

The website continues to be updated, plans are being finalized chapters are being worked on for the basic studies component, and projects continue to be received. The PICTURE PERRY schedule for the remainder of the year was shared. It was also mentioned the municipalities were contacted again about being a partner in this unified planning effort. The County Commissioners are preparing a follow-up communication encouraging municipalities to join this county-wide planning effort. As an added

enticement, PICTURE PERRY partnering municipalities would be provided access to the county's contracted grants writer.

B. -County Hazard Mitigation Plan Implementation

There was nothing new to report with the County Hazard Mitigation Plan implementation for the month.

C. -Perry County Countywide Action Plan (CAP)

Chairman Turner asked if there was anything to mention with the Countywide Action Plan (CAP). Mr. Finnerty stated the concept of an integrated water resources management plan was ruled ineligible for CAP funding at this time. Staff met with the PCCD staff to complete an annual progress report survey for the regional consultant for annual reporting to PADEP.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

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

Mr. Axtman began by providing an overview the proposed subdivision/ lot addition. Mr. Finnerty then went through the list of requested modifications.

A motion was made by Mr. Shaffer to grant modifications to § 403 preliminary plat procedures, § 407 preliminary plat specifications to have the plan reviewed as a final plat, and § 507.1 sidewalks with no comments related to the pedestrian amenities offered by Blain Borough Council. The motion was seconded by Mr. Graupensperger and passed unanimously.

A motion was made by Mr. Hartley to approve the plan with the receipt of the signed/ executed access easement agreement in consideration of § 409.6.K. The motion was seconded by Mrs. Gilbert and passed unanimously.

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

Mr. Axtman and Mr. Martin provided an overview of the proposed phasing of the building construction. He indicated the second set of review comments had been addressed and the list was now down to six comments.

Mr. Graupensperger indicated a phasing plan needs to be provided in the plan set. The concern is that the stormwater facilities are installed in the first phase of the project.

There was a lengthy discussion regarding financial security and assuring the stormwater facilities are adequately installed.

A motion was made by Mr. Shaffer to grant modifications to §§ 403 and 407 for the preliminary plan procedure and specifications to consider the plan as a final plan; § 409.D.5 and 405.6.C for a wetlands delineation of the entire property in consideration none were observed in the area where land disturbance is proposed; § 505.A.1 for the front setback line and § 505.B.1 for the side setback in relation to the existing private rights-of-way access and the neutral position by the Blain Lions Club; and §507.1 regarding sidewalks with no comments related to the pedestrian amenities offered by Blain Borough Council. The motion was seconded by Mr. Hartley and passed unanimously.

A motion was made by Mr. Graupensperger to conditionally approve the plan with the receipt of the estimate for site improvements (stormwater facilities improvements) supporting the land development plan, an acceptable response from the county engineer regarding the site improvement estimates, a letter of credit for the financial security, reimbursement to the county for all county engineering review expenses, and the phasing plan notes focusing on the installation of stormwater facilities in the first phase of the project. The motion was seconded by Mrs. Cotton and passed unanimously. Mr. Shaffer asked Mr. Axtman if his clients would accept the conditions that were offered. Mr. Axtman stated yes, to accept the conditions on behalf of his clients.

c). File #22-030 Mildred E. Savercool

Mr. Musser provided an overview of the proposed Mildred E. Savercool subdivision plan. Mr. Finnerty identified the staff comments needing to be considered for either revision or modification. He mentioned he had received engineering comments from Millerstown Borough's Engineer and identified a couple of comments not repeated by the county review. It was noted this was not a typical use of municipal engineering services with a review, as the plan only sought the establishment of a new lot, with no on-the-ground earth-moving activity.

A motion was made by Mr. Shaffer to grant modifications to § 403 preliminary plat procedures; § 407 preliminary plat specifications to have the plan reviewed as a final plat; § 409.5.D.1 elevation contour lines (5' or less); § 409.5.D.7 building setback lines; § 409.5.D.11 clear-sight triangle for driveway entrances; and § 409.5.D.15 significant features within 200' of the subdivision since there was no new construction proposed with the plan. The motion was seconded by Mrs. Cotton and passed unanimously.

A motion was made by Mr. Hartley to conditionally approve the plan with three plan edits. 1) The remaining balance of the property needs a lot number. It was recommended the property area be listed as Lot 1. 2) The north arrow is added to the location map. 3). All of the modifications granted should be listed on the final approved plat. The motion was seconded by Mr. Graupensperger and passed unanimously. Mr. Shaffer asked Mr. Musser if his clients would accept the conditions that were offered. Mr. Musser stated yes, to accept the conditions on behalf of his clients.

2). Review and Report

Chairman Turner asked the Commission members if there were any questions regarding the monthly review and report table.

Mr. Shaffer 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) Howe Township Zoning Ordinance Revision to the Section 305 Table; Changing the designation of Apartments in a Commercial District from being an unpermitted use to a permitted use.

There were three ordinances proposed to amend three municipal zoning ordinances this month. The Howe Township ordinance looked to allow apartments as a permitted use in the Commercial District. ~~IN~~In Juniata Township and Millerstown Borough the purpose of the ordinances was for the inclusion of solar provisions. ~~The~~ Millerstown Borough also offered adjustments to the conditional use and violation sections.

An omnibus motion was made by Mrs. Cotton to authorize the Chairman to sign the three general consistency review letters for the month. The motion was seconded by Mr. Graupensperger and passed unanimously.

- 2) Millerstown Borough – (Revisions and amendments - Conditional Uses, Violations, and Solar Energy Systems provisions)

Action on this item was handled with 7.B.1).

- 3) Juniata Township – (Amendments - Solar Energy Systems provisions)

Action on this item was handled with 7.B.1).

C. Other Matters

- 1) General Consistency Review - Bretz Court Senior (Pennsylvania Housing Finance Agency, Low Income Housing Tax Credit Program); applicant: MVAH Partners

An omnibus motion was made by Mrs. Cotton to authorize the Chairman to sign the three general consistency review letters for the month. The motion was seconded by Mr. Shaffer and passed unanimously.

- 2) General Consistency Review - 12-County Investment to Catalyze Agricultural Project Readiness (PADEP Growing Greener Plus Program); applicant: Foundation for Pennsylvania Watersheds

Action on this item was handled with 7.C.1).

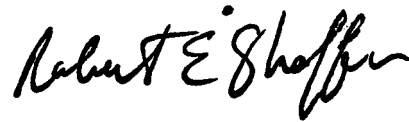
- 3) General Consistency Review - Regional Active Transportation Grant Application (PADEP Growing Greener Plus Program); applicant: Tri-County Regional Planning Commission

Action on this item was handled with 7.C.1).

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 8:35 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, July 20, 2022, at 7:00 PM. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building and via Zoom teleconferencing software.

Respectfully submitted,



Robert E. Shaffer, Sr.
Secretary