

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 7, 2022

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, November 7, 2022. The meeting was held in person in the Conference Room at the TCRPC offices at 112 Market Street, Harrisburg with additional member participation via Zoom telecommuting software. The meeting was called to order by Chairwoman Mary Gaiski at 4:00 p.m.

ROLL CALL

Those members present were Mr. Josh First, Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker, Mr. Fred Lighty, and Mr. Robert Spandler. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff. Guest included Mr. Mike Hess of HRG, Ms. Cathy Lee and Ms. Carolyn DuBois of K&W Engineers, Ms. Elysia Mikkelsen of CRA Architects, and Mr. Nicholas Yingst of East Hanover Township.

MINUTES APPROVAL

On a motion made by Mr. First, seconded by Mr. Spandler, the Commission approved 6-0 the minutes from the October 10, 2022 meeting.

TREASURER'S REPORT

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission approved 6-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$5,088.16 for October, 2022. The Treasurer's Report in the form of Financial Statements for the month ending October 31, 2022 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: Mr. Duke reported the following notifications were received: October 11, 2022 notification from PA Environmental Solutions regarding well development in Pillow Borough for the Pillow Borough Authority; October 21, 2022 from Cozen O'Conner regarding proposed merger of Veolia Water Pennsylvania, Inc. and Veolia Water Bethel, Inc.
- c. Program Progress Report: October, 2022

Mr. Deck presented information regarding the recent activities of Tri-County Regional Planning Commission (TCRPC) and Harrisburg Area Transportation Study (HATS). He highlighted the success of the recent Tri-County Regional Planning Commission luncheon and thanked all who were able to attend. The 2023 annual luncheon is intended to return to its traditional May time period. He also reported on the continued facilitation and coordination on the regional bike share program: SusqueCycle. He noted the program is operational with six stations located throughout Harrisburg and 13 additional stations planned for the spring of 2023.

Mr. Deck also said there has been a significant increase in the online attention to the website and information viewed through the social media sites. He thinks this might be because of the increased attention through television stations covering the bike share program.

For Transportation projects, Mr. Deck provided an update on the public input process for the safety improvements for the Clark Ferry's bridge. Under consideration is the removal of the center turning lane on Route 22/322 and adding in a continuous median barrier from the Clark's Ferry Bridge to the Route 11/15 interchange.

Mr. Deck updated the Commission on the federally mandated county-wide stormwater planning Countywide Action Plan effort and the initiation of the Water Resource Enhancement Program. Twelve municipalities have either signed up or have indicated their intention on joining the program. Staff will be working with these members to establish program goals, services and future projects.

- d. Committees: No current items.

OLD BUSINESS

- a. Subdivision/Land Development Matters

- 1. Approvals

- a. Millersburg Borough – Millersburg Area School District - Pre K-4 Additions & Renovations – Subdivision and Land Development –

Mr. Duke gave a summary of the approval process and Dauphin County's role, as Millersburg Borough has deferred Subdivision and Land Development approval to the Dauphin County Planning Commission through the Dauphin County Subdivision and Land Development Ordinance. Millersburg Borough has received a copy of the plans and is reviewing them and will be providing their comments. Upper Paxton Township is to make a decision on their portion of the development which occurs in the Township.

Ms. Cathy Lee and Ms. Carolyn DuBois of K&W Engineers, Ms. Elysia Mikkelsen of CRA Architects gave a description of the project. The project generally consists of the construction of a new elementary school addition to the existing Millersburg Middle/High School campus. It is to a connection to the existing building, although a limited connection, so as to not have an intersection of the elementary students and the older students. The new addition is to be between the football field located to the north and the existing building to the south. There is a planned driveway and parking area which will be used for the new elementary school.

Ms. Lee described the proposed stormwater management system. An underground system is to take the additional water created into an underground system located under the existing baseball field/open field located on Center Street (and adjacent to the Millersville Pool).

The applicant indicated a traffic study is being completed with traffic counts currently being undertaken. The report is to be completed in December.

Several planning Commission members asked questions and raised concerns regarding the flooding that occurs in the area. It was noted that during heavy storms water affects the neighboring properties, and in particular the Ark Safety structure has been affected by area flooding.

Mr. Duke and Mr. Hess provided to the commission a copy of their draft comments regarding the presented plans. In general, Mr. Hess noted several administrative items needed to be provided or clarified. He stated that the stormwater information is generally acceptable to meet the ordinance requirements. He also noted that there are current and continued efforts to have a stormwater retention project in the adjacent Millersburg Borough's Seal Park. There may be some timing issues with coordination of project construction with the School stormwater project as there have been identified wetlands within the park that would impact the permitting timing. The engineers and planners present stated that the runoff work will not make water problems at Ark Safety any worse than they are presently, and they will hopefully make the situation better.

Mr. Hess also indicated some potential traffic concerns that have yet to be addressed as there was not a submitted traffic study. Mr. Duke noted some additional zoning related items, including the Borough's zoning restriction of allowing only two driveways per lot, the need to have a street vacation completed (if there is not provided evidence of Borough's prior action to vacate the "paper" street that is shown on the plans), and need to provide or demonstrate pedestrian access or provide sidewalks.

There was some discussion regarding the timing for the traffic study and it being provided in time for the next meeting on December 5. Mr. Duke noted the 90 day review period ends on January 9, 2023, the same day as the Dauphin County Planning Commission January meeting. Mr. Kerschner asked if there would be any consideration in granting an extension to the Commission given the timing of the traffic report submittal and the time for review deadline. The applicant indicated they would like to keep the project on schedule and that is something to evaluate at the next meeting in December.

On a motion by Mr. Kerschner, seconded by Mr. First, the Commission voted 6-0 to accept the review comments and to release them to the applicant for their review and response.

NEW BUSINESS

- a. Subdivision/Land Development Matters
 1. Review/Comments

On a motion by Mr. Spandler, seconded by Mr. Kerschner, the Commission voted 6-0 to ratify staff review of the fifteen (15) applications.

b. Zoning Amendments

1. East Hanover Township – Various modification to Zoning Ordinance Provisions

Mr. Nicholas Yingst, Manager, East Hanover Township gave a brief description of the proposed amendments. The Township is seeking to clarify a number of provisions or correct some typographical errors that occur within the zoning code.

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 6-0 to recommend adoption of the proposed amendment and to forward the comments as contained in the presented draft letter.

2. East Hanover Township – Small Wireless Communication Facilities

Mr. Yingst indicated this amendment was to address the small communication facilities that are being developed throughout the area. Their current ordinance does not address this use.

On a motion by Mr. First, seconded by Mr. Kerschner, the Commission voted 6-0 to recommend adoption of the proposed amendment and to forward the comments as contained in the presented draft letter.

3. South Hanover Township – Modification of the Lot Size Requirements in Cluster Subdivisions

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 6-0 to recommend adoption of the proposed amendment.

c. Subdivision Amendments

1. East Hanover Township – Sight Triangle Requirements

Mr. Yingst gave a brief description of the proposed amendments. He said there was clarification needed on this item in the ordinance and was to make the provision consistent through the ordinance. They wrote the provisions with the assistance of their engineer.

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 6-0 to recommend adoption of the proposed amendment and to forward the comments as contained in the presented draft letter.

d. Intergovernmental Review

1. Hummelstown Borough – Hummel Nature Trail Improvements
2. Middletown Borough – Overdeer Park
3. Lower Paxton Township - Hodges Heights Park Improvements Project
4. Susquehanna Township - Crown Point Park Playground Replacement
5. Susquehanna Township – Township Tree Planting Project
6. South Hanover Township - Hayshed Road Connection to Red Top Road Project

On a motion by Mr. Lenker, seconded by Mr. First, the Commission voted 6-0 to vote on all applications in one action and to indicate plan consistency for each of the applications.

7. City of Harrisburg / Tri-County Housing Development Corporation – North 4th Street Revitalization Project

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission voted 5-0-1, with Mr. Lenker abstaining, to indicate plan consistency for the application.

ADDITIONAL ITEMS

a. Membership / Reappointment to Dauphin County Planning Commission

Mr. Duke stated that there were three members whose membership with the Dauphin County Planning Commission are up at the end of the year: Mr. First, Mr. Spandler and Mr. Tunnell.

Mr. Duke provided information he received from the Commissioners that Mr. David Coble is seeking a nominating sponsor to be reappointed as a director to the Dauphin County Conservation District.

On a motion by Mr. First, seconded by Mr. Kerschner, the Commission voted 6-0, to nominate Mr. David Coble for reappointment as a Director to the Dauphin County Conservation District.

b. Premier Project Awards Update

Mr. Duke said there was consideration on the staff's part on the remaking of the Premier Project Award program. Considerations include changing the program to have a modified judging system and to possibly have it as a recognition program for positive projects. There has been an issue in locating enough judges to evaluate the projects. The Commission discussed the program and was of the consensus to have it remain an award program in which recognition of the outstanding projects/programs will be identified among all of the applications. Staff will work the Planning Commission members on constructing a modified scoring /evaluation system. This team will provide the information to the Planning Commission in future meetings

with a goal of having a revised Premier Project Awards program in place for 2024, allowing a year to work out the details.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:22 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, December 5, 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

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Secretary