

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 2, 2022

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, May 2, 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 4:01 p.m.

ROLL CALL

Those members present were Mr. Jonathan Bowser, Mr. Josh First, Ms. Mary Gaiski, Mr. Gary Lenker, Mr. Fred Lighty, Mr. Robert Spandler, Mr. Dan Tunnell, and Mr. Carter Wyckoff. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff.

MODIFICATION TO AGENDA:

Chairwoman Gaiski announced there was a proposed change to the agenda published on the Dauphin County Planning Commission web page on Friday, April 30, 2022. Mr. Duke indicated that there were to be two changes to the Intergovernmental Review section: Steelton Borough – Hoffer Station Pump Station is to be deleted and Susquehanna Area Regional Airport Authority – Harrisburg International Airport Water Treatment Plant and Upgrades is to be added. These errors were identified after the meeting materials were distributed on Friday, April 29. Ms. Gaiski called for a voice vote to accept the changes. All affirmed to make the changes, none opposed.

MINUTES APPROVAL

On a motion made by Mr. Spandler, seconded by Mr. First, the Commission approved 8-0 the minutes from the April 4, 2022 meeting.

TREASURER'S REPORT

On a motion by Mr. First, seconded by Mr. Spandler, the Commission approved 8-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$2,307.00 plus the monthly interest for April, 2022. The Treasurer's Report in the form of Financial Statements for the month ending April 30, 2022 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: No items.
- c. Program Progress Report: April, 2022 (attached)

Mr. Deck provided updates on transportation related projects. He noted TCRPC is working with Penn State on research for commuting transportation needs for rural communities. This may be helpful for communities in Perry County and northern

Dauphin County. They are seeking \$50,000 grant for a study from federal funds. Implementation grants are available for up to \$1 million. Announcement of the funding is to occur this fall. He said that starting today, May 2, the public comment period has started for 2023 Regional Transportation Improvement Program (TIP). There will be an in person public input session held on May 11th at Strawberry Square. There are other public outreach events scheduled during the review comment period and details of the outreach are on the TCRPC website. The comment period is open throughout May and HATS is expected to vote on the adoption of the TIP at their June meeting. There is an extra \$25 million (approximately 1/3 additional from previous years) per year to spend on transportation projects.

Mr. Deck gave an update on the federally mandated county-wide stormwater planning (Countywide Action Plan (CAP)) effort. He thanked Mr. Lighty for working on the development of a draft agreement to be sent to the communities completing the Conewago Creek Improvement Project in Londonderry Township. Benefits may be realized by five neighboring municipalities in meeting their MS4 requirements. Estimates for the cooperative project indicates a 60% to 90% cost savings. Staff is working to further funding in this cooperative effort for Phase III of the project. This project would be the first project of the proposed county program with work to also include the selection of future projects.

d. Committees:

No items.

NEW BUSINESS

a. Subdivision/Land Development Matters

1. Review/Comments

On a motion by Mr. Lenker, seconded by Mr. Tunnell, the Commission voted 8-0 to ratify staff review of the eleven (11) applications.

2. Approvals

a. Millersburg Borough – Michael W. and Julie A. Cross Subdivision

Mr. Duke indicated he met with the Millersburg Planning Commission and the Borough Council to receive their comments. The Borough indicated their concern that any future building on the plan is to meet the Borough codes and ordinances.

Mr. Duke informed the Commission that there is an additional action on the waiving of the Preliminary Plan submittal.

On a motion by Mr. Bowser, seconded by Mr. Spandler, the Commission voted 8-0 to waive the Preliminary Plan submittal and to approve the plan.

b. Zoning Amendments

1. Hummelstown Borough – Additional Regulations for Mixed Use Structures, Cigar Shops and Lounges

On a motion by Mr. Spandler, seconded by Mr. Tunnell, the Commission voted 8-0 to recommend approval of the proposed amendment.

2. South Hanover Township –Clarification of Parking Requirements

On a motion by Mr. First, seconded by Mr. Spandler, the Commission voted 8-0 to not recommend approval and to provide comments as presented by staff on the proposed amendment.

c. Subdivision Amendment

1. South Hanover Township – Wireless Communications Facilities Zoning Amendment

On a motion by Mr. Spandler, seconded by Ms. Gaiski, the Commission voted 8-0 to provide comments as presented by staff on the proposed amendment.

d. Street Vacation

1. Harrisburg City – Catherine Hershey School for Early Learning

On a motion by Mr. Lenker, seconded by Mr. First, the Commission voted 8-0 to recommend approval of the proposed street vacations.

e. Sewer Modules

1. Washington Township – Elam R. and Sarah R. Fisher

On a motion by Mr. Spandler, seconded by Mr. First, the Commission voted 8-0 to ratify staff comments on the sewer module.

f. Intergovernmental Review

1. Derry Township – Bond V Willow Creek Apartment
2. Penbrook Borough– Little Valley Revitalization
3. Lower Swatara Township – Susquehanna Area Regional Airport Authority – Harrisburg International Airport – Water Treatment Plant and Well Upgrades
4. Harrisburg City – Capital Region Water – SW Riverfront Park Green Stormwater Infrastructure

On a motion by Mr. Bowser, seconded by Mr. Tunnell, the Commission voted 8-0, to vote on all applications in one action and to indicate plan consistency for each of the applications.

ADDITIONAL ITEMS

Mr. Duke said the 2021 Tri-County Regional Planning Commission Building Report is in final edits and will be available for review on the TCRPC website within the next few days. The document contains the Dauphin County and Perry County building permit activity. Both counties continue to experience steady amounts of development.

Mr. Deck reminded the Planning Commission members to return their statement of financial interest forms to the Commissioners if they have not done so.

There were no other additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:48 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, June 6, 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