

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 20, 2022

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, July 20, 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, Dan Kirk, Donny Bartch, 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 June 15, 2022, monthly meeting minutes and if they had any edits they would like to offer. None of the members offered any edits.

Mr. Kirk motioned to approve the minutes without edit. Mr. Bartch seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

No one was present for the good and welfare portion of the agenda.

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. Mr. Rice inquired about the conditional approval letter with Blain Supply, LLC. Mr. Finnerty mentioned financial security was requested and the applicant's engineer had supplied Pennoni Engineering with a copy of the site improvement costs for evaluation and consideration as part of the requested financial assurance.

B. Payment of Expenses

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

Transfer amount.....\$795.00

5. REPORTS

A. Treasurer’s Report

Mrs. Cotton motioned to accept the Treasurer’s Report in the form of financial statements for the period of January 1, 2022, through July 30, 2022, for filing subject to audit. Mr. Bartch seconded the motion and the motion passed unanimously.

B. Staff Report

1) Local Planning Assistance (LPA) Report

This month staff met with four LPA municipalities. These included the Watts Township, Buffalo Township, Bloomfield Borough, and Newport Borough Planning Commissions. Discussions primarily focused on the PICTURE PERRY project. There was also mention of a land development plan application needed for residential living space on the Talmudic University property.

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 adopted. The PennDOT Connects program would be looking at a few county bridges again and there will likely be meetings between the Department and municipalities on such projects. The Regional Transportation Plan grant program is nearing the end of the open application period. He mentioned there have been discussions with the County Bridge Engineer on the covered and stone arched bridges. Newport Borough has expressed interest in continuing their sidewalk/ trail improvements and Penn Township has mentioned interest in a connecting trail along SR 274.

On the regional level, covering the implementation of the Countywide Action Plan (CAP), Perry County is drawing down some of the funding. The two items covered thus far are the no-till drill purchase and the hiring of an intern.

He indicated that TCRPC’s new website is now functioning with the planning toolkit accessible. He indicated other plans have been fully integrated and the same will also occur with PICTURE PERRY once it is adopted.

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 and the future land use maps refined. The PICTURE PERRY key dates with the 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. It was mentioned the County Commissioners followed-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. Municipalities are to let Perry County know by September 30th of their intent to partner in adopting the plan.

B. County Hazard Mitigation Plan Implementation

Mr. Finnerty indicated the annual review of the Hazard Mitigation Plan will be conducted for one hour preceding the PCPC's August 17th meeting. Staff will be meeting with the EMA Director leading up to the meeting.

C. Perry County Countywide Action Plan (CAP)

Chairman Turner asked if there was anything to mention with the Countywide Action Plan (CAP). Mr. Deck covered this item during the Program Progress Report part of the agenda.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Review and Report

Chairman Turner asked the Commission members if there were any questions regarding the monthly review and report table. No questions were asked.

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

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

B. Zoning Matters

1) Tyrone Township – (Amendments - Solar Energy Systems provisions)

There was one ordinance proposed to amend the Tyrone Township municipal zoning ordinances this month. The purpose of the ordinance was to include solar facilities provisions. It was noted that the ordinance was only looking to allow principal solar electric systems as a permitted use in the industrial and commercial districts.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the general consistency review letter supporting the adoption of the solar ordinance amendments after reconsidering the ordinance for edits to help the township and the county improve upon energy conservation and sustainability efforts. Additional areas for consideration focused on the Agricultural/ Residential District either as a *special exception* or *conditional use* if there is expressed support from the farming community, namely the Perry County Conservation District and Farm Bureau. Also, it was suggested some potential requirements that could be applied might include maximum coverage, spacing between panels, distance from other PSES, only pasture ground (not tillable acreage), and allowance to graze animals as part of normal farming operations, including beekeeping, stormwater management, etc. The motion was seconded by Mr. Hartley and passed unanimously.

C. Other Matters

- 1) General Consistency Review (PADEP Growing Greener Plus Program); applicant: Marysville Lions club Park, Marysville Borough – Stormwater and Recreation Improvements

Mr. Finnerty explained the Marysville Lions Club Park review was preceded by a staff review so the borough could meet the grant application cutoff date set by the PADEP. This grant application would be used to help match other funding being sought through the PA DCNR.

A motion was made by Mr. Kirk to authorize the Chairman to sign the general consistency review letter supporting Marysville Borough’s pursuit of the funding for the Marysville Lions Club Park. The motion was seconded by Mr. Barch and passed unanimously.

- 2) General Consistency Review (PA DCED Multimodal Transportation Fund); applicant: Perry County - Main Street Revitalization Project

The second general consistency request was a Perry County application on behalf of the Perry County Economic Development Authority with its downtown revitalization initiatives.

A motion was made by Mrs. Cotton to authorize the Chairman to sign the general consistency review letter supporting the pursuit of the funding for the Marysville Perry County Main Street Revitalization Project. The motion was seconded by Mr. Rice and passed unanimously.

8. **ADJOURNMENT**

Chairman Turner adjourned the meeting at 7:43 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, August 17, 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

Robert E. Shaffer, Sr.
Secretary