

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

September 20, 2023

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, September 20, 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 7:00 PM.

1. ROLL CALL

Members present were Chairman Jim Turner, Robert Shaffer, Dave Rice, and Dan Kirk, with 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 August 16, 2023, monthly meeting minutes and if they had any edits they would like to offer.

Mr. Graupensperger identified a pair of minor spelling issues and Mr. Finnerty indicated staff had made a correction regarding the annual Hazard Mitigation Plan review.

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

3. GOOD AND WELFARE

Mr. Daryl St. Clair participated via the Zoom meeting arrangements. He provided a brief update on what PennDOT is doing to remedy the illegal driveway/ private drive issue along SR 233 in Southwest Madison Township.

Tom Palm was in attendance for the Tony J. and Jerry D. Nesbit subdivision in Southwest Madison Township and Roger Watson was in attendance for the Ryan L. and Janita D. Zimmerman subdivision in Toboyne Township.

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. Finnerty highlighted the Centre Lime and Stone Company, Inc's blasting notification for their property on Mannsville Road in Centre Township and the Watts Township zoning hearing decision regarding Deep Blue Properties, LLC along River Road.

B. Payment of Expenses

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

Transfer amount.....\$1,400.00

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 August 31, 2023, for filing subject to audit. Mr. Kirk seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

Staff was not requested to attend any LPA meetings during the past month.

2. Program Progress Report

Covering Transportation Mr. Deck stated HATS TIP outreach is underway to add to the list of regional transportation needs. A technical meeting was held on the Duncannon area Route 11/15 Study. The HATS TIP includes several local bridges that are federal aid eligible at the recommendation of the County’s bridge engineer.

TCRPC staff has been to the Perry County Fairgrounds to cover the Regional Action Plan and during fair week, and the Annual Convention of Township Officials to discuss the Active Transportation Plan, Safe Streets for All plan, and Picture Perry implementation.

Mr. Kirk raised a concern for how infrequent mowing has been occurring at the roundabout in Shermans Dale. Mr. Deck indicated he would speak to his contacts with PennDOT.

The TCRPC Planning Toolkit will be receiving a PPA award at the Chapter’s annual convention in Scranton in October.

Mr. Graupensperger asked if staff had any updates on the warehousing project in Watts Township. It was mentioned that the county’s involvement has concluded for the time and that comments had been offered back to Watts Township on zoning changes as well as the preliminary subdivision/land development plan.

6. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan (PICTURE PERRY) Implementation

Two of the five workgroups met September 19th, and the summary reports have been drafted and will be distributed to participants for review before posting to the website. The two workgroups included Community Facilities and Utilities and Natural Resources and Recreation. On September 26th the Housing and Transportation workgroups will be convening sessions. The Economic Development workgroup will then meet on October 3rd.

B. County Hazard Mitigation Plan Implementation

The August PCPC meeting was preceded by the third annual review of the 2020 Perry County Hazard Mitigation Plan.

C. Perry County Countywide Action Plan (CAP)

The group held its regularly scheduled monthly meeting with nothing new to report effecting the Perry County Planning program. The 2024 work schedule is being refined.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

a. File # 23-061 Tony J. and Jerry D. Nesbit - Southwest Madison Township

Mr. Palm provided an overview of the plan.

Mr. Finnerty went through the modifications requested and other comments provided in the initial review report.

A motion was made by Mr. Rice to grant modifications to Section 410.4.B.1) for the plan scale, Section 410.4.B.9) for the bearings and distances for existing easements, and Section 515.1) lot self-sufficiency for sewage disposal in recognition the resulting Lot 1 will remain an agricultural use. The motion was seconded by Mr. Shaffer and passed unanimously.

A motion was made by Mr. Rice to approve the plan subject to receipt of the signed PADEP Form B non-building waiver and municipal comment form. The motion was seconded by Mr. Shaffer and passed unanimously.

d. File # 23-052 Ryan L. and Janita D. Zimmerman - Toboyne Township

Mr. Watson provided an overview of the plan.

Mr. Finnerty went through the modifications requested and other comments provided in the initial review report.

A motion was made by Mr. Rice to grant modifications to Section 410.4.B.1) for the plan scale for displaying a more legible plat; Section 505.4.A regarding the minimum lot size to improve the existing conditions and in recognition of

the existing encroachments; Section 514.1.A. for the lack of water supply to the resulting lot from the proposed lot 3 addition; and Section 515.1) self-supportive for sewage disposal both with the understanding both resulting lots are to remain as cottage lots. The modifications were subject to the receipt of a revised modification request letter removing the modification requests of Sections 406, 410, and 409.5.J.2. The motion was seconded by Mr. Graupensperger and passed unanimously.

A motion was made by Mr. Rice to conditionally approve the plan with three edits. The first would be the removal of the proposed well on the resulting proposed lot 3 addition. The second was the identification of two concrete monuments with the survey plat in consideration of Section 512.1.A. The third was the addition of a plan covenant to read “Proposed Lot 2 does not currently have well or septic systems. Installation of either shall require permitting by Toboyne Township and/or the Pennsylvania Department of Environmental Protection (PADEP). Proposed Lot 3 does not currently have a well, which shall require permitting by Toboyne Township and/or PADEP and may require the replacement of the existing holding tank. A modification of the minimum lot area was granted due to hardship to improve the existing conditions and in recognition of the existing encroachments.” The motion was seconded by Mr. Shaffer and passed unanimously. Chairman Turner asked Mr. Watson if he was accepting of the conditions. In response to the question Mr. Watson responded yes.

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 and staff did not present any. Mr. Finnerty shared information on the Richard and Amy Teats Subdivision and Land Development Plan in Buffalo Township.

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

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

B. Sewage Matters

1) Sewage Facilities Planning Module for David V. McCluskey – Carroll Township

A motion was made by Mr. Rice to ratify the staff review of the Sewage Facilities Planning Module for David V. McCluskey. The motion was seconded by Mr. Graupensperger and passed unanimously.

C. Zoning Matters

1) Proposed Ordinance amending the Tuscarora Township Zoning Ordinance (Solar Provisions)

An ordinance was resubmitted to revise content in the Tuscarora Township Zoning Ordinance. The purpose of the proposed ordinance was to address solar energy facilities.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the prepared letter supporting the adoption of the prepared ordinance after reconsidering the ordinance for edits to help the township and the county improve upon energy conservation and sustainability efforts and communication with the Perry County Conservation District and the Farm Bureau. The motion was seconded by Mr. Kirk and passed unanimously.

- 2) Proposed Bloomfield Borough Zoning Map Change (Rezoning of a portion of the former Lakeside Development from R-1 to R-3) and Other Ordinance Text Amendments

An ordinance was received to broaden the scope of an ordinance previously reviewed by the PCPC at the July 19, 2023, meeting which covered the rezoning of eight tax parcels from R-1 to R-3.

A motion was made by Mr. Kirk to authorize the Chairman to sign the prepared letter supporting the adoption of the ordinance to rezone the eight tax parcels from R-1 to R-3 and making certain proposed text changes are not overstepping its legal authority with respect to PA Public Utility Commission exemptions, or first amendment issues. The motion was seconded by Mr. Rice and passed unanimously.

C. Other Matters

1. Intergovernmental Review for General Consistency - PENNVEST Municipal Wastewater Program Application for Landisburg Borough Wastewater System Upgrade (\$1,682,500)

A motion was made by Mr. Rice to authorize the chairman to sign the prepared letter confirming the general consistency with respect to the Perry County Comprehensive Plan. The motion was seconded by Mr. Graupensperger and passed unanimously.

2. General Consistency Review - Brightspeed application to the PA Broadband Authority's COVID-19 ARPA Capital Projects Fund Broadband Infrastructure Program for Broadband Improvements in the Newport, Ickesburg, Loysville, Millerstown, and Blain communities (\$989,422.00)

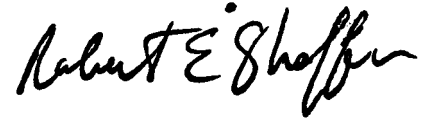
Mr. Finnerty mentioned that the office had received an email advising of Brightspeed's interest in submitting an application to the PA Broadband Authority for improvements to its infrastructure.

A motion was made by Mr. Rice to table action until information has been entered into the PCPC's online general consistency request portal. The motion was seconded by Mr. Graupensperger and passed unanimously.

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 9:30 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, October 18, 2023, at 7:00 PM.

Respectfully submitted,

A handwritten signature in black ink, reading "Robert E. Shaffer, Sr." in a cursive style.

Robert E. Shaffer, Sr., Secretary