

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

August 19, 2009

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, August 19, 2009 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman Turner called the meeting to order at 7:35 PM.

1. ROLL CALL

Members present were Chairman Jim Turner, Tom Graupensperger, and Dave Rice. Ms. Jamie Brown, Randell Holmes, Petros Tsoukias, John Yaninek, Tom Palm, Scott Morrison, and Larry Nolen were in attendance as visitors to be heard. Jim Szymborski and Jason Finnerty of the staff was present.

2. MINUTES

Mr. Rice motioned to approve the July 15, 2009 minutes as prepared. Mr. Graupensperger seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. Palm was in attendance for the Michael J. Bishop & Shelley E. Bishop Subdivision Plan in Southwest Madison Township (File #09-029), the William W. Wagner and Sharon M. Wagner Subdivision in Blain Borough (File #09-079), the Thomas C. Frantz and Karen M. Frantz subdivision in Toboyne Township (File #09-087), and the Thomas E. Westhaeffer and Elizabeth Ann Westhaeffer subdivision in Southwest Madison Township (File #09-089)

Mr. Morrison , Mr. Nolen and Mr. Palm discussed a sketch plan with the PCPC for a possible land development plan consisting of a second residence on Mr. Nolen's property.

Randell Holmes, Petros Tsoukias, John Yaninek, were in attendance for the New Cingular Wireless PCS, LLC d/b/a AT&T Mobility FA10133805 land development plan (File #09-088)

Ms. Brown was in attendance as a potential replacement to fill the vacated seat left by Nathan Mohler. It was the consensus among the members to recommend Ms. Brown's name to the Perry County Board of Commissioners for the filling of the vacancy.

4. COMMUNICATIONS AND PAYMENTS OF EXPENSE

A. Communications

Chairman Turner asked staff and the Commission members if there were any communications needing to be brought to the Commission's attention.

Staff stated the Newport Water Authority's Waterways Encroachment Permit has been submitted for the River Filtration Plant project. Also, the contract with Rettew for the

Greenways, Parks, Recreation and Open Space Study was submitted has been signed and included as in-coming communications.

None of the Commission members requested any additional information on the communications list attached to the official copy of these minutes.

B. Payment of Expenses

Mr. Graupensperger motioned to approve the following expenses. Mr. Rice seconded the motion. The motion passed unanimously.

To the TCRPC for monthly collected fees:

Check #1061 -----\$1,230.00

5. REPORTS

A. Treasurer's Report

Mr. Graupensperger motioned to accept the Treasurer's Reports in the form of a financial statement for the period of January 1, 2009 through July 31, 2009 for filing subject to audit. Mr. Rice seconded the motion and the motion passed unanimously.

B. Staff Report

Mr. Szyborski stated Ms. Leah Rowand has been helping Mr. Finnerty with Perry County reviews and proof reading the drafted update to the Perry County Subdivision and Land Development Ordinance.

6. UNFINISHED BUSINESS

A. Progress: Regional Transportation Project, 2007-2008

Mr. Szyborski stated HATS staff will be working with the PCPC in the near future and holding outreach this fall. He shared a map with members displaying all of the Perry County stimulus projects.

PennDOT will be holding the state transportation hearings in Lebanon sometime in September.

B. Local Planning Assistance (LPA) Report

Chairman Turner asked the Commission members if they had any questions regarding the LPA Report. None of the Commission members requested any additional information from staff on the LPA Report. A copy of the LPA Report is attached to the file copy of these minutes.

C. Regional Action Plan for Land Use, Transportation, and Economic Development

Mr. Szyborski stated in the very near future the project consultant's findings will be shared with each of the three County Commissioner Boards. It is anticipated there will be a few projects that could be regionally targeted and actively pursued as part of the action plan.

D. Revision to the Perry County Subdivision and Land Development Ordinance

Staff provided the Commission members with a summary report of the proposed changes to the Perry County Subdivision and Land Development Ordinance. Chairman Turner requested staff to send the updated articles out to the PCPC, participants in the process, and the effected municipalities.

Mr. Finnerty provided a letter for the PCPC to consider having the Chairman sign, thanking Mr. Terry Sheldon for his contribution to the Subdivision and Land Development Ordinance. It was the consensus among the members to authorize the Chairman to sign the letter. Mr. Finnerty stated he was preparing two additional letters for Tom Palm and Michael Stover for the September meeting.

E. Zoning Workshop (Western Plan Development Section)

Mr. Finnerty stated the intended workshop speaker Stan Lembeck has contacted the office regarding the workshop. Staff has contacted with the Perry County Conservation District Office to identify potential scheduling dates. Tentatively November is looking like the best month to schedule the workshop.

F. Perry County Greenways, Parks, Recreation, and Open Space Study

Mr. Finnerty stated the contract with the RETTEW team has been signed and the project was commencing. The RETTEW staff is partnering with Toole Recreation Planning and YSM.

Mr. Finnerty stated staff from the PCPC and the Conservation District were preparing a list of prospective Steering Committee members for the project to submit to the Perry County Board of Commissioners for consideration. He asked if anyone would volunteer to participate on the Committee. Mr. Graupensperger stated he would volunteer to be appointed to the Committee.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval/Disapproval

- a). Subdivision File #09-029 Michael J. Bishop & Shelley E. Bishop/Southwest Madison Township

At the request of the applicant's agent a motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Mr. Rice and passed unanimously.

- b). Land Development File #09-053 John and Teresita McCrae/Toboyne Township

Staff stated the application was set to expire today. Neither the applicant or the applicant's agent were present.

A motion was made by Mr. Rice to accept an extension if the applicant provides a letter within two weeks granting the Commission and extension of the review. As part of the motion if staff does not receive the letter granting the extension the plan is to be disapproved. The motion was seconded by Mr. Graupensperger and passed unanimously.

c). Subdivision File #09-079 William W. Wagner and Sharon M. Wagner/Blain Borough

Staff stated the County engineer and the applicant's engineer were in communication between monthly meetings and the latest letter from the County Engineer indicated all concerns had been addressed.

A motion was made by Mr. Graupensperger to grant waivers to §§302 and 303 for Pre-application plans and data, §§304 and 305 for Preliminary plan requirements, §301.3.B for the Soils Characteristics Report, §301.3.E for the Plat Scale, and §502.1.A for Monuments. The motion was seconded by Mr. Rice and the motion passed unanimously. Mr. Rice abstained from action.

A motion was made by Mr. Graupensperger to approve the plan subject to the receipt of the approved sewage facilities planning module and reimbursement to Perry County for expenses associated with payment to the County Engineer for review services. The motion was seconded by Mr. Rice and the motion passed unanimously. Mr. Rice abstained from action.

d). Subdivision File #09-087 Thomas C. Frantz and Karen M. Frantz/Toboyne Township

Mr. Palm provided the PCPC with an overview of the proposed subdivision plan.

Mr. Finnerty went through the staff review comments.

A motion was made by Mr. Rice to grant waivers to §§302 and 303 for Pre-application plans and data, §§304 and 305 for Preliminary plan requirements, §301.3 plan sheet size, §301.3.B for the Soils Characteristics Report, §301.3.C for the property map scale, §301.3.E for the elevation contour interval and plat scale, and §404.3G for soils testing. The motion was seconded by Mr. Graupensperger and the motion passed unanimously. Mr. Rice abstained from action.

A motion was made by Mr. Rice to approve the plan subject to the receipt of the approved non-building waiver for sewage facilities planning and municipal comment. The motion was seconded by Mr. Graupensperger and the motion passed unanimously. Mr. Rice abstained from action.

e). Land Development File #09-088 New Cingular Wireless PCS, LLC d/b/a AT&T Mobility FA 10133805/Landisburg Borough

The applicant's agent provided the PCPC with an overview of the project which consists of a 286' tower on the Landisburg Fire Department's property.

Staff read through each of its review comments. The applicant's agents provided a letter responding to each of the review comments with either plan revisions or with waiver requests.

The applicant's agent also discussed some of the general review comments such as, the proximity of housing, the possibility of designing a self collapsing structure, FAA requirements, lighting on the facility, and the potential for falling ice.

Chairman Turner asked staff for its recommendation. Mr. Finnerty stated he would recommend the Commission wait to hear from Landisburg Borough Council regarding sidewalks, stormwater, curbs/gutters and street right-of-way dedication. He also indicated he was pleased with the effort on the part of the applicant's agent to prepare a letter responding to each of staff's review comments.

Following staff's recommendation a motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Mr. Rice and passed unanimously.

f). Subdivision File #09-089 Thomas E. Westhaeffer and Elizabeth Ann Westhaeffer/Southwest Madison Township

Mr. Palm provided the PCPC with an overview of the proposed subdivision plan.

Mr. Finnerty went through the staff review comments.

A motion was made by Mr. Rice to grant waivers to §§302 and 303 for Pre-application plans and data, §§304 and 305 for Preliminary plan requirements, §301.3.B for the Soils Characteristics Report, §301.3.E for the elevation contour interval, §502.1.A for Monuments and §404.3G for soils testing. The motion was seconded by Mr. Graupensperger and the motion passed unanimously.

A motion was made by Mr. Rice to approve the plan subject to the receipt of the approved non-building waiver for sewage facilities planning and municipal comment. The motion was seconded by Mr. Graupensperger and the motion passed unanimously.

2). Review and Report – Attached Summary Table

Chairman Turner asked the Commission members if there were any plans on the monthly Review and Report Table the members would like to view. None of the members requested to see any of the files presented for the monthly review report.

Mr. Rice motioned to ratify staff reviews of all subdivision and land development plans appearing on this month's Review and 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. Sewage Facilities Planning Modules

1). File #09-08 Christopher E. Boyer, Sr./Tuscarora Township

Mr. Graupensperger motioned to ratify the staff review of the Christopher Boyer Sewage Facilities Planning Module. The motion was seconded by Mr. Rice and passed unanimously.

C. Other Matters

1). Pennsylvania State Water Plan

Mr. Finnerty stated the office has received a copy of the Executive Summary and Atlas of State's Water Plan. He stated staff has not had the opportunity to review either document in depth.

2). 2009 TCRPC Regional Growth Management Plan Outreach

Since the last PCPC meeting staff has completed three outreach meetings in the County on the RGMP. Staff also provided attendees at each of the three meetings with an update of the PCPC's present projects and planning initiatives.

8. ADJOURNMENT

Mr. Graupensperger motioned to adjourn the meeting at 10:10 PM. The motion was seconded by Mr. Rice and passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, September 16, 2009 at 7:30 PM. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building.

Respectfully submitted,

Robert E. Shaffer, Sr.

Robert E. Shaffer, Sr.
Secretary