

**PERRY COUNTY PLANNING COMMISSION**

**Minutes of the Meeting**

**November 18, 2009**

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, November 18, 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, Wendy Brunner, Terry Meek, Dave Holcombe, and Dave Rice. Tom Palm was in attendance as a visitor to be heard. Jim Szymborski and Jason Finnerty of the staff were present.

**2. MINUTES**

Ms. Brunner motioned to approve the October 21, 2009 minutes as prepared. Mr. Holcombe 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 (File #09-029) Southwest Madison Township, the Scott A. and Zena M. Keys and Amos K. and Elizabeth S. Glick Subdivision (File #09-126) Southwest Madison Township, and the Blain Lions Club Subdivision (File #09-127) in Blain Borough.

**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 office received another letter from DEP regarding the Church of the Living Christ of Loysville highlighting additional outstanding items with the module review process.

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

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

To the TCRPC for monthly collected fees:  
Check #1064 -----\$830.00

## **5. REPORTS**

### A. Treasurer's Report

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

### B. Staff Report

Mr. Szymborski stated Ms. Patty Buggy will be out of the office until the end of the month for surgery and recovery. He asked the PCPC members to keep her in their thoughts.

## **6. UNFINISHED BUSINESS**

### A. Progress: Regional Transportation Project, 2007-2008

Mr. Szymborski provided the PCPC with an update on the TIP. He stated there were three projects that will not appear on the TIP after this year. The projects include traffic improvements along Rte 274 at the entrance to Business Campus 1, along with two resurfacing projects. There is the possibility PennDOT will be looking to use Act 44 funds to keep several currently programmed projects moving forward.

Projects such as the Market Street Bridge, Rte 34 (Spring Road), and the Bridge over Cisna Run have all been included in the TIP draft.

### 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. Szymborski stated, planning directors with the eight counties met with state officials regarding the plan. The County Commissioners will hear from the consultant on the plan's findings. 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

Mr. Finnerty stated staff provided the Perry County Board of Commissioners with a letter at the PCPC's request, to utilize the Perry County Engineer to perform a final review of the S&LDO revision. Staff further advised that the County Commissioner's were not opposed to allowing for the review, however funding for the review would need to come from the County's CDBG program.

The use of CDBG funds would require the review to go out for RFP rather than just securing a bid from the County Engineer. In preparation of this staff provided the PCPC members with a copy of a draft RFP to review and provide comments to staff within the

week.

E. Zoning Workshop (Western Plan Development Section)

Mr. Finnerty stated there was nothing new to report as staff has not had the opportunity to invest time on this effort.

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

Mr. Finnerty stated the Oversight Committee held its kickoff meeting and a Core Committee consisting of around ten members have volunteered to serve on the smaller group. The Core Committee will be meeting on December 3, 2009.

**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 Mr. Palm, a motion was made by Mr. Rice to table the plan. The motion was seconded by Mr. Holcombe and passed unanimously.

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

Staff stated the applicant's surveyor contacted the office by telephone earlier on this day to request the PCPC table action on this plan

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

c). Subdivision File #09-116 Michael R. and Kristen R. Wise/Southwest Madison Township

Staff stated the applicant's surveyor contacted the office by telephone earlier on this day to request the PCPC table action on this plan

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

d). Subdivision File #09-117 Jan C. and Kathleen S. Reapsome/Southwest Madison Township

Staff stated the applicant's surveyor contacted the office by telephone earlier on this day to request the PCPC table action on this plan

At the request of the applicant's agent Mr. Palm, a motion was made by Mr.

Rice to table the plan. The motion was seconded by Mr. Holcombe and passed unanimously.

- e). Subdivision File #09-126 Scott A. and Zena M. Keys and Amos K. and Elizabeth S. Glick/Southwest Madison Township

Mr. Palm 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 and the applicant's agents responses to each of the 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, §404.3.G. for sewage disposal testing, and §502.1.A. for monuments. The motion was seconded by Mr. Meek and the motion passed unanimously.

A motion was made by Mr. Meek to conditionally approve the plan with one revision to display the access right-of-way to SR 3005 in the location map. The motion was seconded by Mr. Holcombe and the motion passed unanimously.

- f). Subdivision File #09-127 Blain Lions Club /Blain Borough

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. Holcombe to table action on the plan at the request of Mr. Palm. The motion was seconded by Mr. Meek and 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. Meek 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. Rice 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 #09-11 Jan C. and Kathleen S. Reapsome/Southwest Madison Township

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

- 2). File #09-12 J. Clyde Smith III/Carroll Township

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

C. Other Matters

1). Newport Borough LPA Agreement (Part-time)

Mr. Finnerty stated the office received a copy of Newport Borough LPA Agreement for part time service.

Mr. Meek motioned to authorize the chairman to sign the LPA Agreement with Newport Borough for 2010. The motion was seconded by Ms. Brunner and passed unanimously.

2). Bloomfield Borough LPA Agreement (Part-time)

Mr. Finnerty stated the office received a copy of Bloomfield Borough LPA Agreement for part time service.

Mr. Meek motioned to authorize the chairman to sign the LPA Agreement with Bloomfield Borough for 2010. The motion was seconded by Ms. Brunner and passed unanimously.

**8. ADJOURNMENT**

Mr. Rice motioned to adjourn the meeting at 8:30 PM. The motion was seconded by Mr. Holcombe and passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, December 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