

## **PERRY COUNTY PLANNING COMMISSION**

### **Minutes of the Meeting**

**March 18, 2009**

The regular monthly meeting of the Perry County Planning Commission was held on Wednesday, March 18, 2009 in the Perry County Veteran's Memorial Building, New Bloomfield, PA. Chairman Turner called the meeting to order at 6:35 PM.

The first hour of the meeting was devoted to the Perry County Subdivision and Land Development Ordinance update. A copy of the meeting agenda and summary of discussion items are attached to the file copy of these minutes.

### **1. ROLL CALL**

Members present were Chairman Jim Turner, Wendy Brunner, Tom Graupensperger, Robert Shaffer, Dave Holcombe, and Dave Rice. Joe Burget, Tom Palm, Eric Brinser, Jamie Strong, and Terry Sheldon were visitors to be heard. Jim Szyborski and Jason Finnerty of the staff were present.

### **2. MINUTES**

Ms. Brunner motioned to approve the February 18, 2009 minutes considering three typographical edits offered by Mr. Shaffer. Mr. Graupensperger seconded the motion, and the motion passed unanimously.

### **3. GOOD AND WELFARE**

Mr. Palm, Mr. Burget, and Mr. Sheldon were both in attendance for the portion of the agenda devoted to the Perry County Subdivision and Land Development update. Mr. Burget was also in attendance for the Ray and Betty Earnest Subdivision (File #08-138) and the Jan Reapsome in Southwest Madison Township.

Mr. Strong and Mr. Brinser were in attendance to present for the Verizon Wireless – Blain Land Development Plan for a cellular communications tower.

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

Staff highlighted a letter from Ms. Debra Smith requesting consideration of reimbursement of County Engineer review fees for the Mildred Sherriff subdivision plan (File #08-021).

A letter was prepared to advise Ms. Smith her request was denied. Staff indicated the present fee schedule has been in place since May 17, 2007. In addition, the Perry County

Subdivision and Land Development Ordinance states in Section 704, the applicants have ten days to notify Perry County of a dispute over fees.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the prepared letter. The motion was seconded by Mr. Graupensperger and passed unanimously.

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 #1056 -----\$840.00

**5. REPORTS**

A. Treasurer's Report

Mr. Shaffer motioned to accept the Treasurer's Report in the form of a financial statement for the period of January 1, 2009 through February 28, 2009 for filing subject to audit. Mr. Graupensperger seconded the motion. The motion passed unanimously.

B. Staff Report

Mr. Szymborski indicated there was nothing new to report on staff.

**6. UNFINISHED BUSINESS**

A. Progress: Regional Transportation Project, 2007-2008

Mr. Szymborski highlighted a few of the Federal Economic Stimulus/Recovery projects for the Region. The SR 0274 resurfacing project will be receiving funding in Perry County.

B. Local Planning Assistance (LPA) Report

The Chairman 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.

Staff indicated there are workshops scheduled for the end of March regarding the Susquehanna Water Gap Area. The workshops will be held in Duncannon.

A copy of the LPA Report is attached to the file copy of these minutes.

C. Multi-Hazard Mitigation Plan

The consultant continues to experience a problem during the installation Special Needs Software with respect to the Mifflin County GIS server. Once the problem has been corrected, staff will be notified when the training will be undertaken. The joint training on the software will be held for all three counties (Perry, Mifflin and Juniata Counties) in Lewistown.

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

Mr. Finnerty indicated there was nothing new to report on the SEDA COG Regional Action Plan.

Mr. Szymborski stated the consultant is preparing a review of the reports received from each county. The review documents will be shared with the Steering Committee to begin discussion on action items.

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

This agenda item was placed at the front end of the agenda and a separate record of discussion is attached to the file copy of these minutes.

F. Potential Zoning Workshop/Outreach

Staff stated it has been meeting with staff from the Perry County Conservation District to continue organizing the first of three education/outreach meetings in Perry County. The first is planned to cover the Western Plan Development Section. The primary topics of the workshop will be to discuss options for agriculturally focused and environmentally conscientious zoning ordinances for rural communities.

Mr. Stanford Lembeck has agreed to be a presenter for the workshop which will be held in June of this year. The Conservation District staff is working to secure some supplemental speakers for the program.

**7. NEW BUSINESS**

A. Subdivision and Land Development Matters

1). Approval/Disapproval-

a). Subdivision File #08-138 (Ray and Betty Earnest/Toboyne Township)

Staff indicated the Perry County Engineer had reviewed the plan and offered comments (Dated 2/6/09). The letter provided 6 comments.

From discussion, the plan will still need to demonstrate how it will address the Perry County Engineers comments listed 2-6 in the letter.

Mr. Burget stated his clients would be removing the lot to the north side of Horse Valley Road. He further stated this would remove his clients from having to submit an erosion and sedimentation control plan for the Perry County Conservation District's approval.

Staff indicated the plan has been extended until April 15, 2009.

A motion was made by Ms. Brunner to table the plan. The motion was seconded by Mr. Shaffer and passed unanimously.

b). Land Development File #09-020 (Verizon Wireless/Jackson Township)

Mr. Strong provided the Commission with a summary of the proposed land development plan. He indicated staff from RETTEW Associates, Inc. prepared revised plans for consideration.

Mr. Brinser presented the stormwater design for the drive leading up to the cell tower site. He also answered questions.

Staff highlighted the waivers requested.

Mr. Shaffer asked staff if it felt comfortable with the plan as it has been revised. Mr. Finnerty stated other than stormwater he was satisfied with the plan revisions and the waivers requested.

A motion was made by Ms. Brunner to grant the necessary modifications to pre-application plans and data (§§303, 304), preliminary plans and data (§305, 306), monuments and markers (§502), lot numbers (§303.E). The motion was seconded by Mr. Graupensperger and passed with Mr. Rice abstaining.

A motion was made by Mr. Shaffer to conditionally approve the plan with revisions that adequately address the concerns of the County Engineer. The motion was seconded by Ms. Brunner with Mr. Rice abstaining.

Mr. Shaffer asked Mr. Strong if he accepted the conditions of the approval. On behalf of his client, Mr. Strong confirmed the acceptance of the conditions placed on the approval of the plan.

c). Subdivision File #09-025 M. Michael Bard/Toboyne Township

Staff indicated the plan was on the agenda for informational purposes only as staff did not receive revisions to the plan addressing staff comments eight days prior to the monthly meeting.

Staff read through its review comments dated March 4, 2009.

A motion was made by Mr. Graupensperger to table the plan. The motion was seconded by Ms. Brunner and passed unanimously.

d). Subdivision File #09-027 Jan C. and Kathleen S. Reapsome/ Southwest Madison Township

Staff went through the waivers requested.

Mr. Burget went over edits made to the plan to address staff comments.

A motion was made by Mr. Shaffer to grant the necessary modifications to pre-application plans and data (§§303, 304), preliminary plans and data (§305, 306), monuments (§502.1A), and Property Outline (301.3.C). The motion was seconded by Mr. Rice and passed unanimously.

A motion was made by Mr. Rice to conditionally approve the plan with revisions that adequately address the concerns of the County Engineer. The motion was

seconded by Mr. Graupensperger and passed unanimously.

Mr. Shaffer asked Mr. Burget if his client would be accepting to the condition placed upon the plan. On behalf of his client Mr. Burget verbally accepted the conditions that were placed on the plan.

The approval was also subject to PADEP approval of the appropriate planning module.

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

Staff indicated the plan was on the agenda for informational purposes only as staff did not receive revisions to the plan addressing staff comments eight days prior to the monthly meeting.

Staff read through its review comments dated March 4, 2009.

Mr. Shaffer expressed concern for how stormwater would be addressed for the property.

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

2). Review and Report – Attached Summary Table

Mr. 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.

Ms. Brunner 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.

C. Sewage Matters

1). Sewage Facilities Planning Modules

a). File #09-03 Michael J. and Shelley E. Bishop/Southwest Madison Township

Staff indicated the Michael J. and Shelley E. Bishop Sewage Facilities Planning Module was previously reviewed by staff and would need to be considered by the Commission for ratification of staff's review.

Ms. Brunner motioned to ratify staff's review of the sewage facilities planning modules as presented. The motion was seconded by Mr. Holcombe and passed unanimously.

D. Other Matters

1). LPA Agreement - Duncannon Borough (Full Time)

A motion was made by Mr. Shaffer to authorize the Chairman to sign the staff LPA Agreement with Duncannon Borough. The motion was seconded by Mr. Holcombe and passed unanimously.

2). Intergovernmental Review – USDA Intermediary Relending Program Application

A motion was made by Ms. Brunner to authorize the Chairman to sign the staff drafted letter supporting the application for USDA funding. The motion was seconded by Mr. Graupensperger and passed unanimously.

**8. ADJOURNMENT**

Mr. Rice motioned to adjourn the meeting at 9:30 PM. The motion was seconded by Mr. Holcombe and passed unanimously. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, April 15, 2009 at 6:30 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.*

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Secretary