

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 6, 2023

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, March 6, 2022. The meeting was held in person in the Conference Room at the Tri-County Regional Planning Commission (TCRPC) offices at 112 Market Street, Harrisburg with additional member participation via Zoom telecommuting software. The meeting was called to order by Chairwoman Mary Gaiski at 4:02 p.m.

ROLL CALL

Those members present were Mr. Jonathan Bowser, Ms. Mary Gaiski, Mr. Fred Lighty, Mr. John Kerschner, Mr. Gary Lenker, Mr. Robert Spandler and Mr. Carter Wyckoff. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff. Guests included Mr. Ambrose Heinz.

MINUTES APPROVAL

On a motion made by Mr. Spandler, seconded by Mr. Kerschner, the Commission approved 7-0 the minutes from the February 6, 2023 meeting.

TREASURER'S REPORT

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$3,936.00 plus the monthly interest for February, 2023. The Treasurer's Report in the form of Financial Statements for the month ending February 28, 2023 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: A letter was received from a representative for the School District of the City of Harrisburg (Fox Rothschild) providing notice of the School District's intent of selling certain District-owned property (1001 N. 18th Street, 1800 Boas Street, and 1201 North 6th Street). No Commission action needed.
- c. Program Progress Report: February, 2023

Mr. Deck reported on several transportation related items that the staff has been working on. Staff met with the consultant working on the regional Active Transportation Plan. Several groups would be sought to gain input including municipalities and the PA Department of Conservation and Natural Resources (DCNR). Staff took part in several safety seminars associated with a recently received regional highway safety plan. TCRPC was recently awarded a \$200,000 grant to conduct this project. Staff is continuing to work with Penn State University, Harrisburg Area Transportation Study (HATS) staff, Susquehanna Regional

Transportation Authority (Rabbittransit), and Commuter Services of South Central PA by applying for a second phase grant through the National Science Foundation to improve commuting options. The \$1,000,000 grant application to continue this work was submitted on March 1st.

Mr. Deck updated the Commission on the federally mandated county-wide stormwater planning Countywide Action Plan (CAP) effort and the initiation of the Water Resource Enhancement Program (WREP). He reported that the kick off meeting of the fifteen municipalities that joined the program was held on February 22nd at Herbert, Rowland, & Grubic, Inc (HRG) offices. The next meeting is scheduled for March 22nd at the South Hanover Township municipal building. Monthly meetings are anticipated for the first four months, with quarterly meeting thereafter.

He also noted that Perry County has completed their Comprehensive Planning effort, (Picture Perry) with a public meeting held earlier in the day.

- d. Committees: No reports.

OLD BUSINESS

- a. Subdivision/Land Development Matters

1. Approvals

- a. Williamstown Borough – John A. & Hillary M. Brennan Subdivision – Subdivision Application

Mr. Duke gave an update on the project. He noted that the plan is being reviewed under the lot add on requirements of the subdivision ordinance. As this is a project that is moving a lot line and not creating any new lots, the amount of information required is less than a typical subdivision application.

He also reviewed the draft letter which would have the Planning Commission taking action of granting of three waivers:

1. Preliminary Plan approval,
2. Providing contour information,
3. Providing Erosion and Sedimentation Control Information.

He also discussed the granting of two conditional waivers:

1. Location of easements,
2. Providing non-buildable lot statements.

There were also six conditions recommended:

1. Indicate in title block that it's a lot add on plan,
2. Provide sewer line information (which may be waived with the concurrence of Williamstown Borough),
3. Provide a note indicating Lot 1A is to be incorporated into the existing lot owned by Gamalier Rodriquez,

4. Include an approved PA DEP Non Building Waiver Form designation to the plan if Lot 1A is to be a separate lot,
5. Include a PA One Call note to the plan,
6. Take into consideration comments made by Williamstown Borough.

Mr. Duke indicated that no comments had been provided to him from the Borough at this point.

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission voted 7-0 to grant the three waivers, granting two conditional waivers and to conditionally approve the plans subject to the six conditions listed in the draft letter as prepared by the staff.

b. Millersburg Borough – Lee Mar Properties – Land Development Application

Mr. Duke gave an update on the project. He noted that the plan is converting an existing single family residence into a four unit apartment structure. He also reviewed the draft letter which would have the Planning Commission taking action of granting of a waiver:

1. Preliminary Plan approval.

He also discussed the granting of a conditional waiver:

1. Driveway and Service Drives for the driveway encroachment onto Apple Street.

There were also three conditions recommended:

1. Take into account and resolve any comments as made by the Millersburg Borough Council.
2. Resolve to the Borough's satisfaction the proposed placement of guidepost or railing on Apple Street. As options, the Borough could either vacate this portion of road to allow for the structure or provide an easement agreement for the structure to be placed on the roadway.
3. The sidewalk located on the property adjacent to Pine Street (Center Street) should be improved in a manner approved by the Borough's Municipal Engineer.

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 7-0 to grant the waiver, granting a conditional waiver and to conditionally approve the plans subject to the three conditions listed in the draft letter as prepared by the staff.

NEW BUSINESS

- a. Subdivision/Land Development Matters
 1. Review/Comments

On a motion by Mr. Spandler, seconded by Mr. Kerschner, the Commission voted 7-0 to ratify staff review of the eleven (11) applications.

b. Zoning Amendments

1. Paxtang Borough – Residential Density Modifications

Ms. Gaiski noted before the discussion on the item that the agenda had listed the item as Short-Term Rental. The correct title for the ordinance was for Residential Density Modifications. With that noted, the discussion of the Paxtang Borough zoning amendment moved forward.

Mr. Duke gave a brief overview of the petition and the staff review.

Mr. Heinz spoke about the reasoning for the change as he was representing the petitioner seeking the modification to the Borough Zoning Code. He also clarified that the change was only being suggested for the Mixed Neighborhood Business (MNB) Zoning District and not a total modification across all zoning districts.

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 7-0 to recommend approval of the proposed zoning amendment.

2. Washington Township – Text and Map Amendments – New Districts Creation – Commercial Highway and Mixed Use Village.

Mr. Duke gave a brief overview of the petition and the staff review. He indicated staff had comments on the remaining Commercial zoned area. The proposed modification only left a small area in the Township as the Commercial District. It may be acceptable to eliminate the commercial district and incorporate the area as either one of the two new districts. Both new districts allow for the commercial use, so there is no issue with commercial uses being excluded from the Township. . Also, there were some consistency issues of the names of the districts as found in the ordinance language and the proposed maps.

Mr. Kerschner indicated that the proposed ordinance it was not clear in the charts if the size restrictions in the Mixed Use Village (MUV) were related to total lot size or building size. Mr. Duke said he worked with the Township as they were developing the draft ordinance. He believed it was regulating building size. The Commission agreed that this was not clearly identified and should be properly represented in the amendments language.

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission voted 7-0 to recommend approval of the proposed zoning amendment with the comments presented in the draft staff letter with additional language regarding the clarification of the size requirements in the MUV District.

c. Intergovernmental Reviews

1. Perry County Comprehensive Plan – Picture Perry
2. Swatara Township – Highland Street Conveyance System Re-routing Project

On a motion by Mr. Lenker, seconded by Mr. Bowser, the Commission voted 7-0, to vote on both applications in one action to indicate plan consistency for each of the applications.

d. Sewer Modules and Act 537 Plans (Action and Ratify Staff Comments)

1. Sewer Modules (*Staff Recommendation - Ratify Staff Comments*)
 - i. Halifax Township – Camp Hebron Creekside Building
 - ii. Halifax Township – Farhat Commercial
 - iii. Millersburg Borough – Pre-K Additions and Alterations Millersburg SD

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission voted 7-0 to ratify staff comments on the sewer modules.

2. Act 537 Plans

- i. Lower Swatara Township – Act 537 Special Study –Lumber Street Sewer Improvements

On a motion by Mr. Kerschner, seconded by Mr. Lenker, the Commission voted 7-0 to ratify staff comments on the plan.

ADDITIONAL ITEMS

a. Annual Report

It was noted the Dauphin County Planning Commission is part of the TCRPC annual report and it can be viewed on the TCRPC website.

b. Other items

Ms. Gaiski reminded Commission members to complete their Statement of Financial Interest Forms and return them to the County Commissioner's office.

Mr. Lenker informed the Commission that he had been contacted by Pennsylvania State Senator John DiSanto's office regarding affordable housing topics and potential legislation the Senator was examining and considering. Mr. Lenker said he would pass the information along to staff to and ask them to forward it to the Commission members.

Ms. Gaiski reminded the Commission that April's meeting will be held on the second Monday of the month.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:01 p.m.

The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, April 10, 2023. (SECOND MONDAY)**

The meeting will be in the Dauphin County Veteran's Memorial Office Building's Second Floor for those wishing to meet in person. The meeting will be also available to the public and Commission members via Zoom.

Respectfully submitted,

Josh First

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Secretary