

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

July 19, 2023

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, July 19, 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 and Dave Rice, with Cathy Gilbert, Dana Cotton, and 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 June 21, 2023, monthly meeting minutes and if they had any edits they would like to offer. Mr. Finnerty mentioned he had been contacted by Secretary Shaffer regarding a couple of edits which were addressed since their discussion Mr. Shaffer advised the edits were minor typos.

Mr. Rice motioned to approve the minutes with the Secretary’s recommended edits. Mr. Graupensperger seconded the motion, and the motion passed unanimously.

3. GOOD AND WELFARE

Mr. Joe Burget and was present for the Brenda L. Moore Subdivision in Millerstown Borough and the Matthew F. Stoltzfus and David M. Stoltzfus subdivision in Jackson 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. None of the members requested any additional information from the list of monthly communications. Staff did not have any from the list to highlight.

B. Payment of Expenses

Mrs. Gilbert made a motion to approve the following expenses. Mrs. Cotton seconded, and the motion passed unanimously.

Transfer amount.....\$725.85

5. REPORTS

A. Treasurer's Report

Mrs. Cotton motioned to accept the Treasurer's Reports in the form of financial statements for the period of January 1, 2023, through June 30, 2023, for filing subject to audit. Mrs. Gilbert seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

Staff continues to assist Spring Township with the Final Draft Zoning Ordinance and attended two public hearings held by their planning commission and Board of Supervisors. Mr. Finnerty explained the Supervisors adopted the zoning ordinance text at their July meeting but had to readvertise the map indicating the wrong version was advertised. The Spring Township Zoning Map has been added to this agenda for a follow up review.

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

2. Program Progress Report

Covering transportation, Mr. Deck mentioned Amish-Mennonite outreach is continuing throughout the region.

Work on the Harrisburg Area Transportation Study (HATS) Active Transportation Plan continues, and staff will share space with the Perry County EDA at the Perry county Fair for the final two evenings of the event.

Staff assisted in scheduling a meeting between the Carroll Township Board of Supervisors and PennDOT regarding the State Route 34 left turn movements project. Mrs. Cotton asked which intersections were being considered for the improvements. Mr. Finnerty stated from the information he had reviewed, there appeared to be four intersections being targeted. (Rambo Hill Rd, Windy Hill Road, Richwine Road, and Fox Hollow Road)

Covering Perry County information staff has a meeting scheduled with the officials with Pennsylvania Department of Environmental Protection to discuss a proposed approach to achieve compliance with Act 167.

The County Board of Commissioners have signed a contract with MCM Consulting Group Inc. of State College to update the next Hazard Mitigation Plan.

A copy of the Program Progress report is attached to the file copy of the minutes.

6. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan (PICTURE PERRY)

Marysville Borough became the 21st municipality to pass a resolution adopting the PICTURE PERRY Comprehensive Plan to have it serve as the municipal comprehensive plan. A Liverpool Borough representative has communicated that the Liverpool Borough Council has also adopted their resolution, but our office has not received the copy. A copy of Marysville Borough's resolution has been received and has since been uploaded to the dedicated webpage.

B. County Hazard Mitigation Plan Implementation

In addition to what had been mentioned in the Program Progress Report, Mr. Finnerty advised the consultant will be looking to hold a kick-off meeting relatively soon.

C. Perry County Countywide Action Plan (CAP)

A CAP coordinating meeting was held earlier in the week. The Perry County Conservation District is going through transition with the Director, Sally Tengeres, retiring at the end of the month. Her replacement will be Gabe Guthrie.

7. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

a. Subdivision File # 23-016 Brenda L. Moore – Millerstown Borough

Mr. Burget from Burget and Associates, Inc. requested the plan be tabled.

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

b. File # 23-017 Matthew F. Stoltzfus and David M. Stoltzfus - Jackson Township

Mr. Burget provided the Commission members with an overview of the subdivision plan. A revised plan was shared displaying a driveway profile with the centerline slopes associated with the proposed access to the two lots. In addition, the plan portion of the drive appeared to run over the property line onto the landowner to the east.

Mr. Graupensperger expressed a concern for stormwater crossing the cartway of the drive where there is moderate slope. Mr. Burget indicated he could include water breaks in the particular area of concern by redirecting the water to the remaining lands associated with the subdivision.

Mr. Finnerty went through each of the eight modifications requested. Mr. Burget indicated the plan displayed the 200' perimeter area and there were no notable features to display. Mr. Finnerty suggested the modification be withdrawn. Mr. Burget indicated the request would be withdrawn.

A motion was made by Mr. Shaffer to grant modifications to the remaining seven modifications in the modification request letter dated June 26, 2023, from Burget and Associates, Inc. The motion was seconded by Mrs. Cotton, but the rest of the members did not approve the motion. Mr. Shaffer rescinded his motion and Mrs. Cotton did not wish to pursue the motion further.

The mention was made of the existing driveway passing through a nationally identified wetland were revisited from the June meeting. In addition, there was a concern for potential encroachment caused by driveway maintenance. Any encroachment would require the applicant to secure the necessary permits.

It was the consensus among the members present a draft rights-of-way agreement should be provided. The plan would also need to have PADEP approval for the installation of the on-lot sewage disposal system.

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

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. Graupensperger motioned to ratify staff reviews of all plans listed in the monthly review 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.

3) Revised Subdivision and Land Development Ordinance (Minor Revisions to Definitions, and Final Plan Submission) - Rye Township

An ordinance was resubmitted to amend the Rye Township municipal subdivision and land development ordinance. The purpose of the ordinance was to address a few minor items related to setback lines.

A motion was made by Mr. Rice to authorize the Chairman to sign the prepared letter supporting the adoption of the revised ordinance, considering the minor subdivision and land development ordinance amendments proposed. The motion was seconded by Mr. Graupensperger and passed unanimously.

B. Zoning Matters

1. Revised Zoning Ordinance (Minor Revisions to Definitions, Yard Requirements in All Districts, General Regulations, and Nonconformities) - Rye Township

An ordinance was resubmitted to revise the Rye Township municipal zoning ordinance. The purpose of the ordinance was to address a few minor items related to setback lines.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the prepared letter supporting the adoption of the revised ordinance considering the minor zoning ordinance amendments proposed. The motion was seconded by Mr. Shaffer and passed unanimously.

2. Rezoning Request R-1 Residential to R-3 Residential (8 Tax Parcels) - Bloomfield Borough

An application was received from Bloomfield Borough for rezoning Tax Parcel eight tax parcels in the former Lakeside development from R-1 Residential to R-3 Residential. The change would remain consistent with the Borough and the County's Future Land Use Plans for the area.

A motion was made by Mr. Rice to authorize the Chairman to sign the letter, recommending rezoning the area from R-1 Residential to R-3 Residential. The proposed change in use is consistent with the Township and County Future Land Use Plans. The motion was seconded by Mrs. Gilbert and passed unanimously.

3. Revised Signs Article XIV - Howe Township

An ordinance was resubmitted to replace the entire Signs Article (Article XIV) found in the Howe Township Zoning Ordinance. The purpose of the revised article is to replace the current article regulating signs.

A motion was made by Mr. Rice to authorize the Chairman to sign the prepared letter supporting the adoption of an ordinance containing the revised Signs article. The motion was seconded by Mr. Shaffer and passed unanimously.

4. Rezoning Request R2 Residential to Commercial (Tax Parcel #040,165.05-012.000) - Carroll Township

An application was received from the Carroll Township Secretary for rezoning tax parcel number 040,165.05-012.000 along Richwine Road.

A motion was made by Mr. Rice to authorize the Chairman to sign the letter, not recommending the rezoning of the parcel from R2 Residential to Commercial. The proposed change in use is consistent with the Township and County Future Land Use Plans. The motion was seconded by Mr. Shaffer and passed unanimously.

5. Spring Township Zoning Map

The Perry County Planning Commission staff has been working with Spring Township since 2017 assisting the Spring Township Board of Supervisors, the Township Planning Commission, Solicitor, and Engineer with the draft zoning map.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the letter supporting the enactment of the zoning ordinance. The motion was seconded by Mrs. Gilbert and passed unanimously.

C. Other Matters

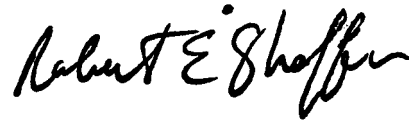
1. General Consistency Review PA DCED Multimodal Transportation Fund - Pine Hill Road Bridge Replacement - Spring Township

A motion was made by Mrs. Gilbert 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.

8. ADJOURNMENT

Chairman Turner adjourned the meeting at 8:30 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, August 16, 2023, at 7:00 PM. The meeting will be preceded by the annual review of the Perry County Hazard Mitigation Plan. The meeting will be held in the Commissioner's Hearing Room of the Perry County Veteran's Memorial Building and via Zoom teleconferencing software.

Respectfully submitted,



Robert E. Shaffer, Sr., Secretary