

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

September 11, 2023

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, August 7, 2023. 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 4:01 p.m.

ROLL CALL

Those members present were Mr. Nick DiFrancesco, Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker, Mr. Fred Lighty, Mr. Robert Spandler and Mr. Carter Wycoff. Also present were staff members Mr. Steve Deck and Mr. Jerry Duke.

MINUTES APPROVAL

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

TREASURER'S REPORT

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$3,663.20 plus the monthly interest for August 2023. The Treasurer's Report in the form of Financial Statements for the month ending August 31, 2023, was accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports:

No reports of the officers.

A letter dated August 10, 2023, was received from Saxton and Stump, a representative for the Upper Dauphin School District, notifying the Commission of the school district's purchase of property in Washington Township (67.34 acres, tax parcel # 66-011-006). No action required.

- c. Program Progress Report: August 2023

Mr. Deck reported staff had a meeting with the consultant hired by Dauphin County seeking grants and funding for infrastructure projects. This is part of a county infrastructure taskforce which is a County Commissioner initiative. He was informed that the Pennsylvania Planning Association is to recognize the toolkit with an award at the upcoming October PPA-APA conference in October. Mr. Duke indicated the application period is now open for the Premier Project awards. A

session on the application process is to be held online on September 21. The award program will be held on February 29, 2024, with the presentation at the Civil War Museum in Harrisburg. Mr. Deck also gave updates on several transportation-related items that the staff has been working on. He also gave a presentation on the new crash data that has been added to the HATS safety study web application.

- d. Local Planning Assistance (LPA) Report:
The information was reviewed.
- e. Committees:
The next Water Resource Enhancement Program (WREP) meeting will be September 27th. Municipalities received cost estimates for 2024 and 2025. The group will be discussing the future participation at the next meeting.

OLD BUSINESS

- a. Subdivision/Land Development Matters
 - 1. Approvals
 - a. Jefferson Twp/Jackson Township – Anthony and Virginia Margerum Subdivision Plan

Mr. Duke gave a brief description of the development application. The County Commission has only approval authority over the portion in Jefferson Township. The project is in both Jackson Township and Jefferson Township. The access is through the Jackson Township portion of the project. The future development of a single-family home is in Jefferson Township.

Two waivers were recommended for approval: Preliminary Plan Approval and sidewalk construction. Staff had no issue with the granting of the waivers. The sidewalk waiver was acceptable as this development is in a very rural area and the house development is a distance from the public street.

There were several suggested conditions of approval. Staff highlighted the items with the discussion focusing on the width of the right of way /access road through Jackson Township. The Township approved a 30-foot right of way whereas 50-foot is required. Staff felt a 30-foot right-of-way in Jefferson Township is acceptable. This would result in a consistent sized right-of-way through both municipalities for this single-family home development. Other conditions were generally administrative and were identified in the presented staff letter.

On a motion by Mr. Spandler, seconded by Mr. DiFrancesco, the Commission voted 7-0 to grant the two waivers and have the conditions of approval for the plan as presented in the draft letter provided by staff.

NEW BUSINESS

- a. Subdivision/Land Development Matters

1. Review/Comments

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 7-0 to ratify staff review of the six (6) applications.

b. Zoning Amendments

1. Conewago Township – Zoning text amendment allowing private recreation facilities

Staff gave a brief overview of the petition and the staff review. There was a petition filed to amend the zoning district to allow a “private recreation facility” in the RC – Residential Country and the CG -Commercial General zoning districts. The applicant is seeking this change as they have purchased land to build such a facility.

The Commission discussed the zoning amendment and the allowance of such use and whether private commercial use was a concern. It had been reported that there had been concern voiced at the Township planning commission regarding the commercial nature of the recreational development. The Township planning commission did not recommend the adoption of the ordinance. The Dauphin County Planning Commission members further discussed the commercial nature of the development and whether that altered significantly from the nature of the existing commercial driving range. Staff pointed out a major concern related to having this be a change to the zoning code which would allow such a commercial recreation in all RC district lands. Conewago Township has a considerable amount of RC land, and this action would have a broad impact on the district and the Township as a whole if the amendment was adopted.

On a motion by Mr. DiFrancesco, seconded by Mr. Spandler, the Commission voted 7-0 to not provide support for the proposed rezoning as presented in the draft letter provided by staff.

c. Intergovernmental Reviews

1. Paxtang Borough – Paxtang Parkway Trail Restoration Phase 3
2. South Hanover Township– Crestview Manor, Pleasant View, and Sand Beach Sanitary Sewer Project
3. Swatara Township – Bishop Park Playground Equipment Project
4. South Hanover Township – New Pumper /Tanker South Hanover VFC
5. Lower Paxton Township – Goldfinger Childcare and Learning Centers LLC - Childcare School Bus
6. Lower Paxton Township - Easyudo Services LLC

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

d. Sewer Modules

1. Lykens Township – Ebersol Subdivision
2. Halifax Township – Easyudo Services, LLC

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

ADDITIONAL ITEMS

a. Other items

1. Ms. Gaiski led a discussion regarding the modification of the bylaws. This item had previously been discussed at the last meeting. Mr. Duke shared possible language styles for consideration. It was the consensus of the Commission to utilize simpler language that is easier to understand, instead of the “exceptionally detailed” information in the present bylaws. Mr. Duke will prepare the language on the previously discussed topics for modification.
2. Mr. Kerschner wished to extend his congratulations on the announcement of the PPA-APA award for the toolkit.
3. Ms. Gaiski indicated she was at a recent meeting of the traffic board in which she shared the HATS safety information. She reported that the board provided positive feedback on the presentation of the information, and they indicated it would be helpful.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:57 p.m.

The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, October 2, 2023.**

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 also be available to the public and Commission members via Zoom.

Respectfully submitted,



Josh First
Secretary