

# PERRY COUNTY PLANNING COMMISSION

**Minutes of the Meeting**

**June 21, 2023**

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, June 21, 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, and Michael Hartley, with Dana Cotton, and Tom Graupensperger participating virtually through the Zoom meeting arrangements. Jason Finnerty was in attendance representing the staff. County Commissioner Brenda Watson attended as the liaison to the board. 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 May 17, 2023, monthly meeting minutes and if they had any edits they would like to offer. None of the PCPC members offered any edits.

Mr. Graupensperger motioned to approve the minutes without edit. Mr. Hartley seconded the motion, and the motion passed unanimously.

## **3. GOOD AND WELFARE**

Mr. Chris Hinkle 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. Mr. Stoltzfus was present to hear his plan being discussed.

Isaac Wakefield with Salzman Hughes, P.C. was also present in his capacity as the Perry County Planning Commission's Solicitor.

## **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. Mr. Finnerty stated the office continues to receive notifications from the US Census Bureau regarding the Building Permit Survey. Staff has contacted the Bureau to explain the office does not issue building permits and has on multiple occasions provided the correct contact information for the agencies that issue the permits.

B. Payment of Expenses

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

Transfer amount.....\$590.00

**5. REPORTS**

A. Treasurer’s Report

Mr. Graupensperger motioned to accept the Treasurer’s Reports in the form of financial statements for the period of January 1, 2023, through May 31, 2023, for filing subject to audit. Mrs. Cotton 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 continued their public hearing to their next meeting scheduled in July to have the PCPC’s review comments which had not arrived by mail at the time of the hearing. Staff will also be attending the continuance of the hearing in early July.

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

2. Program Progress Report

Covering transportation, Mr. Deck mentioned the Harrisburg Area Transportation Study (HATS) has been undertaking outreach on its Active Transportation Plan inventorying existing facilities and future projects.

The PennDOT District held legislative briefings on the transportation improvement program for the Cumberland and Perry County areas. Mr. Deck mentioned Representative Perry Stambaugh was in attendance.

Regarding the Route 11/15 Study, a second meeting will be scheduled in the Duncannon area to follow the one held earlier in the month in Watts Township as during the Township Supervisor’s meeting.

HATS staff met with Norfolk-Southern’s new point of contact. The individual has expressed interest in attending HATS meetings. Mrs. Cotton suggested the individual should be invited to attend the annual review of the County Hazard Mitigation Plan next month.

Mr. Graupensperger mentioned the issue of substantial water loss occurring from the Duncannon municipal water system. He added there are many financial options to correct the problem including grants. It was pointed out Perry County offers

grant writing assistance, and borough officials will need to take the initiative by reaching out to the county through the online grant assistance request form found on the county's main webpage. Mr. Deck indicated Sen. Fetterman's office reached out and was made aware of the issue.

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)**

Our office has received 20 municipal resolutions adopting Picture Perry as the municipal comprehensive plan. The office is awaiting two additional resolutions from two boroughs (Marysville and Liverpool). The office received two future project amendments to the plan for consideration. The first was for a bridge project Spring Township along Pine Hill Road. The second was for an Athletic and Community Events Complex, location to be determined.

Commissioner Watson indicated the county will be moving forward with a stormwater management plan. A meeting was held in the Commissioners Conference Room to discuss options for moving this particular project along.

### **B. County Hazard Mitigation Plan Implementation**

The RFQ for consulting services concluded with only one consultant submitting a proposal (MCM Consulting Group, LLC out of State College), As of the date of the meeting MCM supplied a draft contract for the project which has been forwarded to the Chief Clerk to have the County Solicitor review.

### **C. Perry County Countywide Action Plan (CAP)**

There was no new information to report as the monthly CAP meeting had to be rescheduled.

## **7. NEW BUSINESS**

### **A. Subdivision and Land Development Matters**

#### **1). Approval Consideration**

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

Mr. Finnerty indicated the office had received an extension request from Burget and Associates, Inc. It was decided a 90-Day extension would allow the plan to remain active out to the identified September meeting allowing enough time for the applicant to address the several easement/ rights-of-way issues associated with the plan.

A motion was made by Mr. Hartley to table the plan to hear comment from the Southwest Township Board of Supervisors on the plan. The motion was

seconded by Mr. Graupensperger and passed unanimously.

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

Mr. Hinkle provided the Commission members with an overview of the minor subdivision plan.

Mr. Finnerty indicated there were a few concerns with the initially drafted plan. Specifically related to the last three modifications requested in the initial request letter. He indicated the plan proposed some ground disturbing activity with the repositioning of a portion of the existing driveway. A portion of the drive appeared to run over the property line onto the landowner to the east. This would require a new easement/ rights-of-way agreement with the adjoining landowner to continue use of the cartway. It was also pointed out that the existing driveway passes through a nationally identified wetland and any encroachment caused by working on the driveway would require the applicant securing the necessary permits.

The following items were discussed. The need for a steep slope report to be included as additional information. A driveway profile displaying the centerline slopes associated with the proposed access to the two lots. There was some additional discussion over on-lot sewage and soils.

Mr. Graupensperger raised concerns on the slope of the driveway even where the drive leads back to the bulk of the reconfigured Lot 2 area.

A motion was made by Mr. Graupensperger to table the plan to allow for the plan to be revised to address the discussed driveway options. 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. Mr. Finnerty shared information on the Thebes land development plan proposing three storage facilities along SR 0274 in Tyrone Township

Mr. Hartley motioned to ratify staff reviews of all plans listed in the monthly review report table. The motion was seconded by Mr. Graupensperger and passed unanimously.

A copy of the Review and Report Table is attached to the file copy of these minutes.

B. Sewerage Matters

1. Sewage Facilities Planning Module File # 23-03 Terry Deaven, Barry L. Deaven and Bonnie L. Deaven - Watts Township

An omnibus motion was made by Mr. Hartley to ratify staff's review of the two sewage facilities planning modules. The motion was seconded by Mr. Graupensperger and passed unanimously.

2. Sewage Facilities Planning Module File # 23-04 Edward Fogel and Marcy Lee Fogel and Steven Lee Shaffer - Carroll Township

See 7.C.1. Above.

### C. Zoning Matters

1. Tyrone Township Ordinance – Addition of a new Section 1523 to Article XV General Regulation to regulate Solar Energy Systems

An ordinance was resubmitted to amend the Tyrone Township municipal zoning ordinance. The purpose of the ordinance was to include solar facilities provisions. Like the prior ordinance it proposes to only allow principal solar electric systems as a permitted use in the industrial and commercial districts.

A motion was made by Mr. Graupensperger to authorize the Chairman to sign the prepared letter supporting the adoption of the solar ordinance amendments after reconsidering the ordinance for edits to help the township and the county improve upon energy conservation and sustainability efforts. Additional areas for consideration focused on the Agricultural/ Residential District either as a special exception or conditional use if there is expressed support from the farming community, namely the Perry County Conservation District and Farm Bureau. Also, it was suggested some potential requirements that could be applied might include maximum coverage, spacing between panels, distance from other PSES, only pasture ground (not tillable acreage), and allowance to graze animals as part of normal farming operations, including beekeeping, stormwater management, etc. The motion was seconded by Mrs. Cotton and passed unanimously.

2. Tyrone Township Ordinance - Allowing Zoning Hearing Board Member Compensation

An ordinance was received from the Tyrone Township Solicitor for the purpose of establishing compensation for the Tyrone Township Zoning Hearing Board members.

A motion was made by Mr. Hartley to authorize the Chairman to sign the prepared letter supporting the adoption of the ordinance allowing for compensation for the Tyrone Township Zoning Hearing Board with one minor edit to the draft ordinance pertaining to a Pennsylvania Municipalities Planning Code referenced section number. The motion was seconded by Mrs. Cotton and passed unanimously.

3. Rezoning portion of parcel 280,090.00-003.000 from R2 to C-1 - Watts Township

An application was received from the Watts Township Secretary for rezoning a portion of tax parcel number 280,090.00-003.000. Commissioner Watson asked who

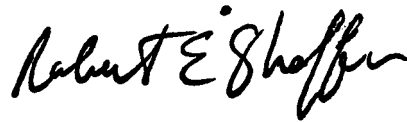
was the applicant requesting the rezoning. The name Lawrence S. Bernard was shared.

A motion was made by Mrs. Cotton to authorize the Chairman to sign the letter not recommending the rezoning of the parcel for the following reasons. 1. The proposed change in use is inconsistent with the Township and County Future Land Use Plans; 2. The parcel number referenced by the applicant is not presently listed in Perry County's tax parcel number list; and 3. The application was unclear in its explanation of where the property is located and whether it was an entire parcel of land or only a portion based upon the acreage total provided. The motion was seconded by Mr. Hartley 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, July 19, 2023, at 7:00 PM. 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,

A handwritten signature in black ink that reads "Robert E. Shaffer". The signature is written in a cursive style with a prominent initial "R" and "S".

Robert E. Shaffer, Sr., Secretary