

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 1, 2023

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, May 1, 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, Mr. Josh First, Ms. Mary Gaiski, Mr. John Kerschner, Ms. Taryn Morgan, Mr. Robert Spandler and Mr. Carter Wyckoff. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff.

ADDITIONAL ITEM:

Ms. Gaiski made an announcement that due to an administrative oversight that was realized this morning, an additional item may be considered for addition to the agenda and consideration at the meeting. The item is an Intergovernmental review (Item 6. d – New Business). It is Hummelstown Borough's request for a Consistency Letter review for a PA Department of Conservation and Natural Resources (DCNR) grant for the Hummel Nature Trail.

On a motion made by Mr. First, seconded by Mr. DiFrancesco, the Commission approved 7-0 to add Consistency Letter review for a PA DCNR grant for Hummel Nature Trail to the meeting agenda.

MINUTES APPROVAL

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

TREASURER'S REPORT

On a motion by Mr. DiFrancesco, seconded by Mr. First, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$13,408.01 plus the monthly interest for March and April, 2023. The Treasurer's Report in the form of Financial Statements for the month ending April 30, 2023 were accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: A letter was received from Millersburg Borough informing the Commission of the receipt of a DCNR grant for their Market Square Improvements project. No Commission action needed. Mr. Deck indicated TCRPC has two new planners: Tanner Stroup and Karen Dixon.

c. Program Progress Report: April, 2023

Mr. Deck reported on several transportation related items that the staff has been working on. Staff met with the commissioner's consultant HRG to receive a briefing on the RT 39 study. TCRPC staff completed the update to the crash data information that can be accessed through the TCRPC website. Staff also met with Kittelson to discuss the status of the safety network screening tool and the next steps for the Safe Streets for All action plan. Work is also being undertaken for Safe Streets for All by compiling existing plans and facilities and coordinating an outreach strategy. Staff also participated in a status meeting for the Market Street two way Downtown Circulation Study.

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 indicated that the program received a 2023 Governors Award for Local Government Excellence. The program was recognized as an "Innovative Community/ Government Initiative."

Other staff work of note included the preparation of an application to the Pennsylvania Planning Association for an award recognizing the TCRPC toolkit, preparation of a story map on the Paxton Creek restoration project, and competing an intergovernmental review for the Paxtang Creek Parkway Trail and the Parkway Creek Redevelopment in the City of Harrisburg.

d. Local Planning Assistance (LPA) Report:

The information was reviewed and no comments provided.

e. Committees:

The next WREP meeting is scheduled for May 4th at the Derry Township Municipal Authority offices.

OLD BUSINESS

a. Subdivision/Land Development Matters

1. Approvals

a. Williamstown Borough – Herts Minor Subdivision Application

Mr. Duke indicated that the application appears to be complete. It is for the subdivision of one lot into two and there is a duplex structure on the property requested to be subdivided.

On a motion by Mr. First, seconded by Mr. DiFrancesco, the Commission voted 7-0 to accept the application and to initiate the review process.

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 seventeen (17) applications.

b. Zoning Amendments

1. Derry Township – Permit employee and student dwellings as a conditional use in the Downtown Core Overlay of the Hershey Mixed Use District

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

On a motion by Mr. Wyckoff, seconded by Ms. Morgan, the Commission voted 7-0 to recommend support of the proposed zoning amendment.

2. Lower Swatara Township – Accessory and Principal Solar Energy Systems.

Mr. Duke gave a brief overview of the petition and the staff review. He indicated that it appears that the Township has chosen to utilize much of the TCRPC model ordinance regarding solar development. There were some items which could be further examined to determine if all of the language proposed is fully relevant to Lower Swatara Township. Also, additional care should be taken that, by limiting solar development to industrial areas, there is not a case of exclusionary zoning.

On a motion by Mr. Spandler, seconded by Mr. DiFrancesco, the Commission voted 7-0 to provide comments as presented by staff on the proposed amendment.

3. Swatara Township – Harrisburg Mall Proposed Re-Zoning.

Mr. Deck gave a brief overview of the petition and the staff review. He indicated that it appears that the proposed land development plan presented by the applicant could be constructed under the current zoning regulations for the General Commercial zoning district. Requesting the rezoning to Manufacturing-Industrial would allow for any additional uses permitted within this district. The proposed site plan presented is not binding on the applicant once the rezoning is completed. Also considerations should be given to adding connectivity elements to the rezoning .

On a motion by Mr. Spandler, seconded by Mr. First, the Commission voted 7-0 to provide comments as presented by staff on the proposed amendment.

c. Street Vacation

1. Paxtang Borough – Queens Alley Portion

On a motion by Mr. First, seconded by Mr. Kerschner, the Commission voted 7-0, to recommend approval of the street vacation.

d. Intergovernmental Reviews

1. Wayne Township – Laudenslager Conservation Easement
2. Lower Paxton Township – Elizabeth Wood Phase II
3. South Hanover Township – Clawson Preserve
4. Middle Paxton Township – Fishing Creek Valley
5. Swatara Township – Bishop Park Improvement
6. West Hanover Township – Master Trail Plan
7. Swatara Township – Donald R. Taylor Memorial Park
8. Pillow Borough – Spring Line Replacement
9. Hummelstown Borough - Hummel Nature Trail

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

e. Sewer Modules

1. Washington Township – Scott E. & Connie Kratzer
2. Lower Paxton Township – Shiny Shell Car Wash
3. Lower Paxton Township – Best Western Premier

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

ADDITIONAL ITEMS

a. Premier Project Awards

It was noted the staff is developing a procedure for modifying the judging for the program, which would involve a panel approving the recipients of the awards.

b. Other items

Mr. Deck reminded the Commission that the TCRPC luncheon is scheduled for May 11th.

Mr. DiFrancesco suggested additional information be presented and shared on training opportunities to municipalities regarding planning programs and procedures. Particular interest is reviewing the development procedures for the municipalities.

Mr. First spoke on working on the TCRPC toolkit with staff. In particular, he spoke about assisting with the timbering fact sheet.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:16 p.m.

The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, June 5, 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 be also available to the public and Commission members via Zoom.

Respectfully submitted,

Josh First

Josh First
Secretary