

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

November 6, 2023

The regular monthly meeting of the Dauphin County Planning Commission was held on Monday, November 6, 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 4:02 p.m.

ROLL CALL

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

Ms. Gaiski made an announcement that a request to add an item to the agenda was transmitted to the staff just before the meeting. This may be an addition to the agenda for consideration.

On a motion made by Mr. Spandler, seconded by Mr. Bowser, the Commission approved 6-0 to add an item to the meeting agenda.

Ms. Gaiski informed the Commission that the item was to nominate Planning Commission members to the Tri County Regional Planning Commission Board. It would be added as an Intergovernmental Review under Item 6. e. – Additional Items.

MINUTES APPROVAL

On a motion made by Mr. Spandler, seconded by Mr. Kerschner, the Commission approved 6-0 the minutes from the October 2, 2023 meeting.

TREASURER'S REPORT

On a motion by Mr. Spandler, seconded by Mr. Kerschner, the Commission approved 6-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$5,021.53 plus the monthly interest for October 2023. The Treasurer's Report in the form of Financial Statements for the month ending October 31, 2023, was accepted for filing and audit.

REPORTS

- a. Report of Officers: No reports.
- b. Communications & Staff Reports: No items.
- c. Program Progress Report: October, 2023

Mr. Deck reported that he and some members of staff attended the Pennsylvania Planning Association conference. At the conference, the Planning Toolkit was

recognized receiving the Award for a Project, Program or Practice. Staff continues to work on the analysis for the 2025-28 TIP. The draft TIP candidates and projects are being reviewed against identified Transportation Needs and Project Pipeline scores. Staff has also completed the Bike Ped video sets for Hummelstown Borough as well as other locations where bike /ped video cameras were located for data collection purposes. Staff continues to conduct the outreach associated with the Active Transportation study.

There were only a few projects submitted for the premier project awards. Given there may be only perhaps one or two projects being recognized, discussed was the cost effectiveness of having an award banquet. After some discussion it was the consensus to not have an award luncheon, but instead to present the selected awards to the applicant in some other manner. Suggested was to recognize at a County Commissioner's meeting or to visit the winners to present the awards. The exact method to present the awards will be discussed later.

- d. Local Planning Assistance (LPA) Report:
The receipt of the information was acknowledged.
- e. Committees:
The Water Resource Enhancement Program (WREP) program was discussed. After several meetings with the advisory group, the participation tiers were generally accepted by the group. The municipalities received cost estimates for 2024 and 2025 for the different participation levels.

The program consists of three levels of service: Service Level A is focused on Regional Projects for Flood Reduction. Service Level B is Regional Projects for Flood Reduction and MS4 Credit. Service Level C contains both Level A and B Service items along with additional service items such as MS4 Coordinator Facilitated Meetups and additional outreach. There is also an option to able the decision until 2025 when it is anticipated the new MS4 permit requirements will be announced.

NEW BUSINESS

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

On a motion by Mr. Kerschner, seconded by Ms. Gaiski, the Commission voted 6-0, with Mr. Bowser abstaining on application 2023-093 Flex Warehouse 2701 Herr Street, to ratify staff review of the ten (10) applications.

- b. Zoning Amendments

- 1. Londonderry Township – DTMA Pump Station R2-C2

Staff gave a brief overview of the proposed amendment and the staff review. Staff was not opposed to the change. Mr. Kerschner questioned the need to have the rezoning to a commercial zone. This is a new pump station, and the property

doesn't really have any access. The property is just part of the back portion of a residential subdivision and there doesn't appear to be any need for the change. He wanted to go on record to note his comments on the action.

On a motion by Mr. Spandler, seconded by Ms. Gaiski, the Commission voted 5-1, with Mr. Kerschner opposing, the transmittal of the letter provided by staff indicating support for the proposed zoning amendment.

2. Harrisburg City – Brethren Housing Association 208 Hummel Street

Staff gave a brief overview of the proposed amendment and the staff review. The amendment is to change the zoning for one property from Medium Density Residential to Commercial Neighborhood.

On a motion by Mr. Spandler, seconded by Mr. Bowser, the Commission voted 6-0 to approve the transmittal of the letter provided by staff indicating support for the proposed zoning amendment.

3. Penbrook Borough – Wireless Communications Facilities and Short-Term Rentals

Staff gave a brief overview of the proposed amendment and the staff review. The amendment is for two topics. The first is to remove conflicting language associated with the placement of wireless communication facilities. The second topic is to add provisions and procedures allowing and establishing regulations, including what districts are permitted, for short-term rentals.

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission voted 6-0 to approve the transmittal of the letter provided by staff indicating support for the proposed zoning amendment.

c. Intergovernmental Reviews

1. Gratz Borough – Gratz Borough Municipal Authority Penn Vest Application
2. Dauphin County Office of Parks and Recreation – Detweiler Park Turn Lane
3. Derry Township - Hershey Lumberyard PennDOT Multimodal Fund Application
4. PennDOT - Harrisburg I-83 South Bridge Federal Bridge Improvement Program Large Bridge Project Grant

On a motion by Mr. Spandler, seconded by Mr. Lighty, the Commission voted 6-0 to vote on the applications in one action and to indicate plan consistency for each of the applications.

d. Sewer Modules

1. East Hanover Township – Bonawitz Real Estate Investors LLC
2. Lykens Township – Smuckers Subdivision

On a motion by Mr. Kerschner, seconded by Mr. Spandler, the Commission voted 6-0 to vote on the applications in one action and to ratify staff comments for each application.

ADDITIONAL ITEMS

a. WREP Program

This item was discussed in the Committee report.

b. 2024 Meeting Dates

The following meeting dates for 2024 were proposed:

January 8, 2024 (2nd Monday)
February 5, 2024
March 4, 2024
April 1, 2024
May 6, 2024
June 3, 2024
July 1, 2024
August 5, 2024
September 9, 2024 (2nd Monday)
October 7, 2024
November 4, 2024
December 2, 2024

On a motion by Mr. Spandler, seconded by Mr. Kerschner, the Commission voted 6-0 to accept the proposed meeting dates for 2024.

c. Nomination to Dauphin County Conservation Board of Directors

On a motion by Mr. Spandler, seconded by Mr. Kerschner, the Commission voted 6-0 to nominate Mr. Timothy Wentzel for re-appointment to the Dauphin County Conservation Board of Directors.

d. Planning Commission Bylaws update

Mr. Duke continues to prepare the language for the proposed modifications.

e. Dauphin County Planning Commission appointment to TCRPC Board

On a motion by Mr. Wycoff, seconded by Mr. Spandler, the Commission voted 6-0 to nominate Planning Commission members Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker and Mr. Robert Spandler to the TCRPC Board.

f. Other items:

Commission Member Jonathan Bowser is to receive a 2023 Catalyst Award presented by the Harrisburg Regional Chamber & CREDC. He was named Entrepreneur of the Year.

There were no additional items.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:59 p.m.

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

A handwritten signature in black ink that reads "Josh First". The signature is written in a cursive, flowing style.

Josh First
Secretary