

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

February 15, 2023

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, February 15, 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, Dan Kirk, Michael Hartley, 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.

3. MINUTES

Chairman Turner asked the members if they had read through the January 18, 2023, monthly meeting minutes and if they had any edits they would like to offer. Mr. Finnerty mentioned Mr. Shaffer contacted him before the meeting with a pair of date corrections, and staff has since made the edit.

Mr. Kirk motioned to approve the minutes with the edits identified. Mr. Hartley seconded the motion, and the motion passed unanimously.

4. GOOD AND WELFARE

Thomas Palm and Patricia Palm were present for the Levi K., Jr. & Fannie S. Zook Subdivision in Toboyne Township, the Daniel L. Moyer Subdivision in Jackson Township, and the Donald E. Seager Subdivision also in Toboyne Township. Mr. William Sloss was present to share information with the PCPC regarding the Cameron Drum Driveway Issue in Southwest Madison Township and berate staff for purportedly leaving the PCPC members in the dark.

5. 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. Mr. Finnerty mentioned the office received a PADEP denial letter for a sewage planning exemption application from Joann Nye in Carroll Township.

B. Payment of Expenses

Mr. Rice made a motion to approve the following expenses. Mr. Kirk seconded and the motion passed unanimously.

Transfer amount.....\$1,820.00

6. REPORTS

A. Treasurer’s Report

Mrs. Gilbert motioned to accept the Treasurer’s Reports in the form of financial statements for the period of January 1, 2023, through February 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

During the month staff met with the Bloomfield Borough, Newport Borough and Oliver Township Planning Commissions. Mr. Finnerty mentioned in Newport Borough there was discussion of the potential subdivision of a nonconforming multi-family structure in the single-family residential zoning district. The ordinance presently specifies lots serving a nonconforming use may not be reduced in size. If the proposed lot subdivision were to move forward, the proposal would likely require a variance.

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 is currently developing an Active Transportation Plan for the region.

It was pointed out Barnett Woods Road has been shut down. PennDOT and HATS have developed a local bridge program for federally eligible bridges although Barnett Woods Road in Bloomfield Borough is not eligible for funds under the program. Other funding options are currently being researched.

Penn State, is finalizing the Phase 2 National Science Foundation (NSF) Civic Grant application on behalf of the County Commissioners, Susquehanna Regional Transportation Authority (Rabbittransit), and Commuter Services of Pennsylvania. The grant application will be sent to the NSF by the March 1, 2023 deadline.

The PADEP Countywide Action Plan (CAP) Agreement has arrived. The Perry County Conservation District will be receiving additional monies this year to implement water quality improvement projects.

The TCRPC has assembled the Annual Report which has since been posted to the website.

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

7. UNFINISHED BUSINESS

A. Perry County Comprehensive Plan (PICTURE PERRY)

The final draft plan review and comment period for all the required Pennsylvania Municipalities Planning Code (PA MPC, Section 302) points of contact will expire on February 23, 2023. The final public hearing has been scheduled for March 6 at the Perry Extension Conference Room.

B. County Hazard Mitigation Plan Implementation

Perry County has received the contractual agreement for signature for the next Hazard Mitigation Plan update in 2025. The unsigned agreement has been forwarded to the county Chief Clerk and Solicitor for the County Commissioners consideration.

C. Perry County Countywide Action Plan (CAP)

Mr. Deck covered this item during the Program Progress Report portion of the agenda.

8. NEW BUSINESS

A. Subdivision and Land Development Matters

1). Approval Consideration

a. Subdivision File # 23-005 Levi K., Jr. & Fannie S. Zook -Toboyne Township

Mr. Palm provided a brief summary of the plan. Chairman Turner asked if staff had any concerns with the plan. Mr. Finnerty mentioned there were possible hydric soils on the site and a wetlands study should be undertaken according to the ordinance. Mr. Palm indicated that he was requesting a modification of the requirement. Mr. Graupensperger indicated the probable category listed with the hydric soils layer of mapped data would likely have inclusions of wetlands soils. The Purdy Silt Loam identification was mentioned.

A motion was made by Mr. Shaffer to table the plan to the March meeting. The motion was seconded by Mr. Kirk and passed unanimously. Mr. Palm requested staff to provide information on soils and whether they are considered hydric. Mr. Finnerty indicated he would follow up with the information.

b. Subdivision File # 23-009 Daniel L. Moyer - Jackson Township

Mr. Palm provided the Commission members with an overview of the lot addition plan.

Mr. Finnerty mentioned the applicant has requested two modifications (Section §§ 410.4.B.9 and 410.4.B.3 bearings and distances for easements and the remaining tract and the issue with the lot addition notation pertaining the

resulting acreage and the use of the word “approximately” in the note. Mr. Palm insisted he should be allowed to use the word since he did not want to be held liable for the surveys on the adjoining ground which did not close.

Mr. Finnerty indicated the applicant should request a modification of the requirement if the note is not being used. Mr. Palm agreed to request the additional modification.

A motion was made by Mr. Shaffer to grant modifications to Section 410.4.B.9 for the bearings and distances for easements and the remaining tract; Section 410.4.B.3 bearings and distances for the natural drainage easement along the stream; and Section 410.4.B.16 regarding the rephrasing of the lot addition note. The motion was seconded by Mr. Hartley and passed unanimously with Mr. Rice abstaining.

A motion was made by Mr. Shaffer to conditionally approve the plan subject to the receipt of a revised modification request mentioning the revision to the lot addition notation and the addition of the modification of the section to the plan. The motion was seconded by Mr. Hartley and passed unanimously with Mr. Rice abstaining. When asked if the conditions were acceptable Mr. Palm responded yes on behalf of his clients.

c. File # 23-010 Donald E. Seager - Toboyne Township

Mr. Palm provided the PCPC members with an overview of the lot subdivision plan. Mr. Finnerty shared the list of requested modifications requested and indicated they appear to cover all open comments from the initial review report.

A motion was made by Mr. Rice to grant modifications to Section 403 (Preliminary Procedure) and Section 407 (Preliminary Specifications) to review the plan as a final plan; Section 409.5.D.5 regarding the bearings and distances for the natural drainage easement along the small unnamed stream traversing the property; Section 409.5.D.10 for displaying areas with steep slope; 409.5.F.9 regarding the presence of archaeological, natural and historic resources; a wetlands study, with no ground disturbing activity proposed, and lot self-sufficiency with Toboyne Township not requesting soils testing for an adequate on-lot sewage site. The motion was seconded by Mr. Hartley and passed unanimously.

A motion was made by Mr. Shaffer to approve the plan as provided. The motion was seconded by Mr. Graupensperger 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. Mr. Shaffer asked to see the land development plan for the warehouses in Watts Township. Mr. Shaffer offered the developer should pay for any highway improvements associated with any route 22/322 highway improvements, including the ramps.

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

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

B. Other Matters

1). 2023 Community Data Booklet

The PCPC Staff has received edits to the updated Community E-Data Booklet from 18 municipalities. The resulting information collected during the process will be posted around March 1st.

2. General Consistency Review - Penn Township Municipal Authority. - PA DCED CFA COVID-19 ARPA H2O PA Program (\$542,700 grant; \$810,000 total project)

Mr. Finnerty mentioned there were two general consistency requests for the month. One was for the Amethyst Foundation, Inc. and the other for the Penn Township Municipal Authority. Mr. Shaffer requested staff to share what the Amethyst Foundation intends to do with the grant money. Mr. Finnerty read the summary of the project being undertaken to develop a land management plan for the property located in Watts Township. It was mentioned support would only apply to the extent the request the application would not be in competition with any municipal grant application from the county, and that with the funding, the public should be able to access the property and be able to enjoy the amenities.

An omnibus motion was made by Ms. Cotton to authorize the chairman to sign the prepared letters supporting the two intergovernmental reviews listed on the agenda. The motion was seconded by Mr. Shaffer and passed unanimously.

3. General Consistency Review - Amethyst Foundation, Inc. - Chesapeake Bay Trust Green Streets, Green Jobs Green Towns Grant Program (\$25,000)

See action taken with 7.B.2 above.

4. Letter of intent to collaborate on Research Project (SCC-CIVIC-FA Track B: Novel shared transportation services to improve rural-urban commutes)

A motion was made by Mrs. Cotton to authorize the chairman to sign the prepared letter supporting the project grant application. The motion was seconded by Mr. Hartley and passed unanimously and passed unanimously.

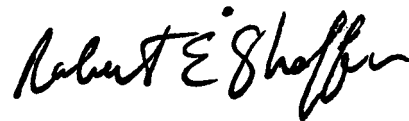
8. ADJOURNMENT

Prior to adjournment the Planning Commission went into executive session at 9:07 PM to discuss potential litigation. The Planning Commission returned from executive session at 9:17.

Chairman Turner adjourned the meeting at 9:18 PM. The next meeting of the Perry County

Planning Commission is scheduled for Wednesday, March 15, 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, reading "Robert E. Shaffer, Sr." in a cursive style.

Robert E. Shaffer, Sr., Secretary