

PERRY COUNTY PLANNING COMMISSION

Minutes of the Meeting

March 15, 2023

The regular monthly meeting of the Perry County Planning Commission (PCPC) was held on Wednesday, March 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 Dana Cotton, and Tom Graupensperger participating virtually through the Zoom meeting arrangements. County Commissioner Brenda Watson was in attendance as the liaison commissioner to the board. 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 February 15, 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, and the David F. Stoltzfus and Mary Anne Stoltzfus subdivision also in Jackson 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 not keeping the PCPC members informed. Chairman Turner asked Mr. Sloss if he would like to leave the information he brought to the meeting, and Mr. Sloss said no.

County Commissioner Brian Allen and Sheriff Dave Hammer were both in attendance as general observers.

Centre Township Supervisor Colin Reynolds was in attendance as an observer.

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. Mr. Rice asked about the Blain Elementary Act 14 Notice and what it entailed. Mr. Finnerty indicated it was the required discharge permit renewal for the school's sewerage treatment system.

B. Payment of Expenses

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

Transfer amount.....\$500.00

6. REPORTS

A. Treasurer's Report

Mr. Hartley motioned to accept the Treasurer's Reports in the form of financial statements for the period of January 1, 2023, through February 28, 2023, for filing subject to audit. Mr. Graupensperger seconded the motion and the motion passed unanimously.

B. Staff Report

1. Local Planning Assistance (LPA) Report

Mr. Finnerty mentioned although it was not listed on the LPA report he visited the Marysville Borough Planning Commission at their February meeting regarding 2023 participation in the LPA program. He supplied the group with the LPA agreement form as the borough is currently in the process of seeking a new borough manager.

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

2. Program Progress Report

Covering transportation, Mr. Deck mentioned PennDOT and HATS have developed a local bridge program for prioritizing federally eligible bridges. Barnett Woods Road in Bloomfield Borough may be eligible for funds under the program, and is being discussed along with other federal aid-eligible bridges in terms of overall priority along with discussions of other potential funding options.

He mentioned the completion of the PICTURE PERRY plan and county adoption following the required public hearing.

With the grant received for the 2025 update to the Hazard Mitigation Plan, a Request for Qualifications (RFQ) is close to being developed to seek a contractor to prepare the plan.

There was mention that Penn State has formally submitted the National Science Foundation (NSF) Civic Grant application on behalf of the County Commissioners, Susquehanna Regional Transportation Authority (Rabbittransit), and Commuter Services of Pennsylvania and we will wait for a decision.

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 public hearing was held on March 6, 2023 in the Perry Extension Conference Room. Following the public hearing the Perry County Board of Commissioners adopted the PICTURE PERRY Comprehensive Plan. Copies of the draft municipal resolutions were distributed to every municipality for consideration.

B. County Hazard Mitigation Plan Implementation

Mr. Deck covered this item as part of the Program Progress Report Summary found in 6.B.2 of these minutes.

C. Perry County Countywide Action Plan (CAP)

There was no additional information to report as there were no implementation meetings held during the month.

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

The plan was tabled at the February 15th PCPC meeting. Mr. Palm revisited a brief summary of the plan. Mr. Finnerty had mentioned the issue presented at the March meeting which resulted in the plan being tabled was for the determination of whether the property had a soil type categorized with predominately hydric soils on the property. If the soil type suggested the likelihood the proposed lot might contain site-specific wetlands, the applicant would need to have a wetlands study conducted. Mr. Finnerty stated he followed up the meeting by providing Mr. Palm with a copy of the GIS layer of soils information which did indicate the presence of a predominately hydric soil type on the proposed lot. Mr. Palm indicated that he contacted an environmental consultant and the individual delineated the wetland feature which has since been added to the subdivision plan. Also, Mr. Palm also mentioned he added a plan note

A motion was made by Mr. Rice to grant modifications to sections 403 preliminary procedure and section 407 preliminary specifications to consider the

plan as a final plan; section 409.5.D.5 regarding the bearings and distances for the natural drainage easement along the stream traversing the property; section 409.5.J.1 for the final grading and earth moving plan and approval of the erosion and sedimentation control plan section 409.5.J.2.a with the area of ground disturbance under an acre. The motion was seconded by Shaffer and passed unanimously.

A motion was made by Mr. Shaffer to approve the revised plan as presented. The motion was seconded by Mr. Rice and passed unanimously.

b. File # 23-014 David F. Stoltzfus & Mary Anne Stoltzfus - Jackson Township

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

Mr. Finnerty went through the five modifications being requested by the applicant.

A motion was made by Mr. Hartley to grant modifications to sections 403 preliminary procedure and section 407 preliminary specifications to consider the plan as a final plan; section 409.5.D.5 regarding the bearings and distances for the natural drainage easement along the stream traversing the property; section 409.5.D.10 for delineating areas of steep slope with none in the vicinity of the proposed new lot; sections 409.5.D.4 and 409.6.N for a wetlands study; final grading and section 409.5.D.10 for displaying all features within 200' of the subdivision in consideration the plan displays no ground disturbing activity. The motion was seconded by Mr. Shaffer and passed unanimously with Mr. Rice abstaining.

A motion was made by Mr. Graupensperger to conditionally approve the plan subject to the receipt of a revised plan containing the following two notes:

- 1) Prior to any future ground disturbing activity on this site, the landowner heirs and/or assigns should seek the services of an environmental scientist to evaluate the property for site-specific wetlands.
- 2) There are no known archaeological resources, historical resources, or important natural habitats on this property.

The motion was seconded by Mrs. Cotton and passed unanimously with Mr. Rice abstaining. The approval is also subject to the receipt of the completed PADEP Form B Non-Building Waiver. When asked if the conditions were acceptable, Mr. Palm responded yes on behalf of his clients.

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

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

B. Zoning Matters

1) Duncannon Borough Zoning Ordinance Amendment (Professional Occupation Definition)

Mr. Finnerty indicated staff received a proposed ordinance with an amendment to the definition of professional occupation in the Duncannon Borough Zoning Ordinance. The occupation of accountant was proposed to be included as a change to the definition. Also, the proposed ordinance looks to replace medical and dental clinics with professional occupations as a conditional use in the R-S Residential Single-Family District.

A motion was made by Mr. Shaffer to authorize the Chairman to sign the prepared letter in support of the proposed ordinance and accompanying map with the district revisions. The motion was seconded by Mr. Graupensperger and passed unanimously.

2) Howe Township Zoning Ordinance Amendment (Renewable Energy Resource Change in district allowance from permitted in all districts to Conditional Use in CF, A, R1, and R2, and Not Permitted in the R3, C and VC Districts)

Mr. Finnerty mentioned the area where the use would be eliminated is located in the recognized planned growth area. He noted a couple corrections needed within the ordinance text including Section 1 should be reworded to mention Renewable Energy Resource is presently permitted in all listed zoning districts. Also, Tri-County Regional Planning Commission should be replaced with the Perry County Planning Commission as it is the PCPC that is responding to this ordinance review request.

Chairman Turner asked if the Tri-County Regional Planning Commission's (TCRPC) Planning Toolkit was used to develop the proposed amendment. Mr. Finnerty indicated it did not appear to have been used. Mr. Graupensperger mentioned consideration could be made to distinguish between renewable energy resources which could be used as accessory to the principal use, as opposed to those which are being generated for off-site use.

There was discussion regarding the timing sequence of the proposed ordinance and a recently submitted solar project. It was pointed out that the effort to eliminate the use entirely from the districts could have consequences for the municipality.

Mrs. Cotton asked if the ordinance considered solar and wind energy facilities renewable resource uses. Mr. Finnerty said yes. Mr. Graupensperger asked if this would apply to uses such as bio mass facilities.

A motion was made by Mr. Shaffer to authorize the Chairman to sign a revised letter which would include mention of the discussed points. The motion was seconded by Mr. Graupensperger and passed unanimously.

Chairman Turner asked if any of the members would like to review the revised draft letter before it is signed and sent out. Mrs. Cotton requested a copy of the draft letter be sent to her.

C. Other Matters

1). 2023 Edition Perry County Subdivider/ Developer Resource Guide

The PCPC Staff has updated the Perry County Subdivider/ Developer Resource Guide. The resulting information has been posted to the PCPC's Plans, Reports and Resources webpage.

2. General Consistency Review - Perry County Council of the Arts - PHMC Keystone Historic Preservation Grant (\$12,810 grant; \$25,620 total project)

Mr. Finnerty mentioned the office received a general consistency request from the Perry County Council of the Arts Executive Director for the Landis House. The project will include woodwork including replacement in places, shutter replacement, lead paint abatement, repainting areas with chipping paint, and cleaning and repainting the metal roof.

A motion was made by Mr. Kirk to authorize the chairman to sign the prepared letter confirming the general consistency with respect to the Perry County Comprehensive Plan. The motion was seconded by Mr. Shaffer and passed unanimously.

3. General Consistency Review - Newport Elementary PTO - PA DCED Greenways, Trails, and Recreation Program (\$250,000; \$287,500 total project)

Mr. Finnerty mentioned the office received a general consistency request for the Newport Elementary PTO for the Newport Elementary Playground. The project will include the purchase and installation of new upgraded playground equipment and free access for all to use.

A motion was made by Ms. Cotton to authorize the chairman to sign the prepared letter confirming the general consistency of the project with respect to the Perry County Comprehensive Plan. The motion was seconded by Mr. Graupensperger and passed unanimously.

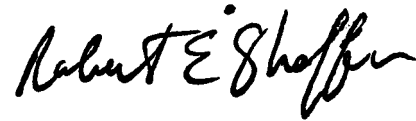
8. ADJOURNMENT

Prior to concluding the meeting Chairman Turner advised the PCPC will be going into executive session. The PCPC went into executive session at 8:20 PM. The PCPC returned from executive session at 8:35 PM. Chairman Turner announced the PCPC had gone into executive session to discuss legal representation.

Mr. Shaffer motioned a letter be drafted to the Perry County Board of Commissioners requesting a County Planning Commission Solicitor. The motion was seconded by Mrs. Cotton and passed unanimously.

Chairman Turner adjourned the meeting at 8:40 PM. The next meeting of the Perry County Planning Commission is scheduled for Wednesday, April 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 dot over the 'i' in "Shaffer".

Robert E. Shaffer, Sr., Secretary