

# PERRY COUNTY PLANNING COMMISSION

## 2023 ANNUAL REPORT SUPPLIMENT



**PICTURE PERRY**  
A Comprehensive Plan for the Next Decade  
Perry County, Pennsylvania

PART B – FRAMING OUR FUTURE  
(THE PLAN)

**FINAL DRAFT**

## FOREWORD

This annual report fulfills the Perry County Planning Commission's (PCPC) obligation as outlined in the Pennsylvania Municipalities Planning Code (PA MPC), Section 207; Conduct of Business. The report's content highlights all relevant business undertaken by the Commission and staff throughout 2023.

All municipal planning commissions serving from within Perry County are encouraged to follow the County's lead and develop their own annual reports to submit to either the township supervisors or borough council. The PCPC recommends compliance with the PA MPC in this regard and would be very interested in reading about your local planning initiatives.



### PERRY COUNTY BOARD OF COMMISSIONERS

**Brian S. Allen, *Chairman (Left)***

**Gary R. Eby, Jr., *Vice-Chairman (Right) - Resigned***

**Brenda L. Watson, *Vice Chair (Middle)***

**Larry Reisinger, *Secretary (Not Pictured) - Sworn In 2/3/2023***

**Shannon Hines, *Chief Clerk (Not Pictured)***

**William R. Bunt, *Solicitor (Not Pictured)***

## PERRY COUNTY PLANNING COMMISSION MEMBERSHIP

James H. Turner, *Chairman* (January 1, 2021 - December 31, 2024)  
Robert E. Shaffer Sr., *Secretary* (January 1, 2021 - November 14, 2024)\*  
Thomas A. Graupensperger, *Vice Chair* (January 1, 2020 - December 31, 2023)  
David F. Rice, *Treasurer* (January 1, 2022 - December 31, 2025)  
Danny Kirk, *Interim Secretary* (January 1, 2021 - December 31, 2024)\*\*  
Cathy Gilbert (January 1, 2020 - December 31, 2023)  
Donny Barch (January 1, 2020 - December 31, 2023)  
Dana Cotton (January 1, 2022 - December 31, 2025) - Resigned August 16, 2023  
Michael Hartley (January 1, 2022 - December 31, 2025)

Note: The dates listed are the current terms for the members.

\*Secretary Shaffer resigned his officer position one day prior to the November PCPC meeting (November 14, 2023).

\*\*Secretary Kirk appointed interim Secretary on December 20, 2023 to end of year.

## STAFF LIST

### Management

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Diane Myers-Krug, AICP  
*Associate Director*  
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### County Planning

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*Dauphin County Planning Coordinator*  
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*Perry County Planning Coordinator*  
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### Transportation Planning

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Tanner Stroup (Hired May, 2023)  
*Transportation & Community Planner*  
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Karen Dixon (Hired May, 2023)  
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### Regional Planning

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### Geographic Information Systems (GIS)

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### Communications

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### Administration

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*Administrative Assistant*  
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### Fiscal/ Human Resources

Denise Dillman  
*Human Resources/Finance Assistant*  
[ddillman@tcrpc-pa.org](mailto:ddillman@tcrpc-pa.org)

### Intern

Alexander Elliott



Old County Jail and Perry County Planning Office

20 West McClure Street, New Bloomfield, PA

(The Perry County Planning Coordinator staffs this office location on Mondays, Tuesdays, and Thursdays)

**The Old County Jail**

On this site first county jail constructed 1825.

Site of only execution by hanging in 1861.

Second jail built here in 1903.

Building remodeled as county offices 1990.

*Plaque generously donated by James and Susan Swenson Perry County Bicentennial 2020*



Dauphin County Veterans Memorial Building and Tri-County Regional Planning Commission Headquarters

112 Market Street, 2<sup>nd</sup> Floor, Harrisburg, PA

(The Perry County Planning Coordinator staffs this office location on Wednesdays and Fridays)

To Our County Commissioners,

On behalf of the Perry County Planning Commission (PCPC), I am pleased to present you with our 2023 Annual Report. The intent of this report is to provide each of you and the general public with a summary of the PCPC's activities over the course of the past year.


The past year can be remembered as a year where county and municipal planning took giant steps toward the unification of comprehensive planning. Your creative leadership and openness in allowing conditional municipal access to the county's contracted grants writer, has helped our cause by placing a greater emphasis on community planning. We are also grateful for the willingness of so many local borough councils and township boards of supervisors for joining the county in this effort. The entire arrangement truly set the stage to accomplish something uniquely great. We are pleased to report all the hard work that went into PICTURE PERRY paid off with the nearly  $\frac{3}{4}$  of all the county's municipalities adopting the plan in the first year. Moreover, just as impressive are the documented successes tallied up in the early stages of the plan's implementation.

As in years past, the Planning Commission devoted many hours to subdivision and land development plan review, geographic information system improvements, completing sewage planning module reviews, updating the County's Community E-Data Booklet, providing municipal ordinance amendment reviews, planning outreach, staying well-informed of regional transportation-related issues with the Harrisburg Area Transportation Study, assisting a record eight municipalities with the Local Planning Assistance (LPA) program, contributing to the Tri-County Regional Planning Commission's newsletters, and the region's annual Building Activity Report.

Detailed information about these activities can be obtained from the official minutes of the PCPC's monthly meetings. The minutes are accessible on PCPC's webpage located on the TCRPC website: <http://www.tcrpc-pa.org/perry/>

In closing, our board and staff are committed to the County Planning Program, offering recommendations and support in ways that fulfill our mission. The PCPC looks forward to continued successes in 2024, with continued growth in our outreach and LPA programs to increase our community presence and effectiveness.

Sincerely,



James H. Turner  
Chairman



**ORDINANCE, PLANS, AND AMENDMENT REVIEWS**

The following three tables serve to document the PCPC’s ordinance review processes in 2023. The Subdivision and Land Development Ordinance Amendments reviews are performed under Section 505(b) of the Pennsylvania Municipalities Planning Code, Zoning Ordinance Amendments following Section 609(e) and municipal comprehensive plans Section 301.3. (Section 302 (a.1) for surrounding county consideration)

**2023 COMPREHENSIVE PLAN REVIEWS**

Review ID	Municipality	Meeting Date of PCPC Review	Plan Update/ Amendments	Review Comment
23CP-01	Middlesex Township, Cumberland County Township	January 18,2023	Revised Comprehensive Plan Amendment	Support for adoption after consideration of three items
23CP-02	Franklin County	16-Aug-23	Revised Comprehensive Plan	Support for adoption after consideration of four items

**2023 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

**AMENDMENT REVIEWS**

Review ID	Municipality	Meeting Date of PCPC Review	Amendments	Review Comment
23SLD-01	Rye Township	July 19,2023	Revised Subdivision and Land Development Ordinance (Minor Revisions to Definitions, and Final Plan Submission)	Support for enactment after consideration of three items
23SLD-02	Liverpool Township	16-Aug-23	Revised Subdivision and Land Development Ordinance (Pan Handle Lots)	Support for enactment after consideration of five items
23SLD-03	Buffalo Township	15-Nov-23	Ordinance for Solar Regulations	Recommended refraining from adoption for help/ assistance and advisement from the municipal solicitor

## 2023 ZONING ORDINANCE & AMENDMENT REVIEWS

Review Number	Municipality	Official Review Date	Content	PCPC Recommendation
23Z-01	Duncannon Borough	15-Mar-2023	Proposed change to Professional Occupation Definition	Support for the supervisors passing proposed ordinance after considering three items
23Z-02	Howe Township	15-Mar-2023	Proposed change in district allowance for Renewable Energy Resource, from permitted in all districts to conditional in CF, A, R1, and R2, and not permitted in the R3, C and VC	Support for the supervisors passing proposed ordinance after considering seven items
23Z-03	Watts Township	19-Apr-2023	Rezoning portion of parcel 283,077.00-014.000 from R2 to C-1	Support for the Council's efforts to clarify what building alterations warrant a zoning permit considering two items
23Z-04	Spring Township	17-May-23	Proposed new ordinance	Support for the supervisors passing proposed ordinance after considering one item
23Z-05	Howe Township	17-May-23	Proposed change in district allowance for Renewable Energy Resource, from permitted in all districts to conditional in CF, R1, and R2, and Not Permitted in the A, R3, C and VC Districts	Support for the Council's efforts to amend the ordinance considering one item
23Z-06	Tyrone Township	21-Jun-23	Proposed addition of new section 1523 to Article XV General Regulation to regulate Solar Energy Systems	Support for passing proposed ordinance with consideration for agricultural land use
23Z-07	Tyrone Township	21-Jun-23	Proposed change to allow zoning hearing board members compensation	Support for passing proposed ordinance as presented

## 2023 ZONING ORDINANCE & AMENDMENT REVIEWS (Continued)

Review Number	Municipality	Official Review Date	Content	PCPC Recommendation
23Z-08	Watts Township	19-Jul-23	Rezoning portion of parcel 280,090.00-003.000 from R2 to C-1	Not recommended
23Z-09	Rye Township	19-Jul-23	Minor Revisions to Definitions, Yard Requirements in All Districts, General Regulations, and Nonconformities	Support for the supervisors passing proposed ordinance after considering six items
23Z-10	Bloomfield Borough	19-Jul-23	Rezoning R-1 Residential to R-3 Residential (8 Tax Parcels)	Support for passing proposed ordinance as presented
23Z-11	Howe Township	19-Jul-23	Proposed revised signs article (Article XIV)	Support for the supervisors passing proposed ordinance after considering three items
23Z-12	Carroll Township	19-Jul-23	Proposed rezoning from R2 Residential to Commercial (Tax Parcel #040,165.05-012.000)	Not recommended
23Z-13	Spring Township	19-Jul-23	Proposed new zoning map	Support for passing proposed ordinance enacting the zoning map as presented
23Z-14	Liverpool Township	16-Aug-23	Proposed changes to pan handle lot requirements	Support for the supervisors passing proposed ordinance after considering two items
23Z-15	Tuscarora Township	20-Sep-23	Proposed ordinance amending solar provisions	Support for the supervisors passing proposed ordinance after considering additional agency input
23Z-16	Bloomfield Borough	20-Sep-23	Proposed rezoning of a portion of the former Lakeside Development from R-1 to R-3 and other ordinance text amendments	Support for passing proposed ordinance as presented



## 2023 ZONING ORDINANCE & AMENDMENT REVIEWS (Continued)

Review Number	Municipality	Official Review Date	Content	PCPC Recommendation
23Z-17	Watts Township	18-Oct-23	Proposed ordinance amending solar provisions	Support for passing proposed ordinance as presented
23Z-18	Liverpool Township	20-Dec-23	Proposed ordinance amending solar provisions	Support for passing proposed ordinance as presented
23Z-19	Howe Township	20-Dec-23	Proposed revised signs article (Article XIV)	Support for the supervisors passing proposed ordinance after considering two items

## LOCAL PLANNING ASSISTANCE PROGRAM

Tri-County Regional Planning Commission (TCRPC) offers planning services to all municipalities that subscribe to its Local Planning Assistance (LPA) Program. The County's Local Planning Assistance Program has been highlighted as a potential mechanism for assisting townships and boroughs with all community planning initiatives. The scope of services typically includes advice on comprehensive planning, zoning, subdivision and land development, and other aspects of local planning programs.

Throughout 2023, the TCRPC staff provided LPA services to eight Perry County municipalities: Bloomfield Borough, Newport Borough, Oliver Township, and Spring Township. This assistance was provided for a set annual retainer fee. Staff was requested to attend 21 local planning commission meetings during the year.

**Bloomfield Borough** - *January*: Discussed revisions to the proposed land development plan for a solar electric generation facility in Centre Township along the municipal boundary. Provided a brief update on the **PICTURE PERRY** Comprehensive Plan; *February*: Discussed a future residential development project in the Lakeside Area of the Borough with the developer's representative. Pre-application/ sketch plan options were shared as for the area considering single-family residential semi-detached and attached dwellings; *May*: Discussed the TCRPC's Model Solar Ordinance provisions for potential amendment to the Borough Zoning Ordinance and responded to zoning and subdivision and land development questions related to a future plan submission along SR 34; *June*: Responded to zoning and subdivision and land development questions related to a future plan submission along SR 34; *July*: Discussed a proposed zoning map amendment for an undeveloped portion of the former Lakeside Development from R1 Residential to R3 Residential; *September*: Attended a public hearing on the rezoning of a portion of the former Lakeside Development from R1 to R3 and other various text amendments to the Zoning Ordinance; *November*: Discussed the findings of a staff cursory review of a preliminary draft of the Bloomfield Borough Subdivision and Land Development Ordinance. A summary of the **PICTURE PERRY** Comprehensive Plan content and initiatives was provided to the Bloomfield Borough Planning Commission members and attendees; *December*: Provided Bloomfield Borough Planning Commission with model ordinance text for lot additions and stormwater management.

**Newport Borough** - *February*: Discussed the possibilities of subdividing a lot with a multi-family dwelling, considered to be a non-conforming use in the R-1 Single-family Residential District. Provided an update on the **PICTURE PERRY** Comprehensive Plan; *August*: Assisted with work on updating the borough's shade tree ordinance; *October*: *Continued discussion on a proposed shade tree ordinance*; *November*: Continued discussion on a proposed shade tree ordinance; *December*: Continued work on the proposed shade tree ordinance.

**Oliver Township** - *January*: PC continued work on the S&LDO Update in conjunction with the TCRPC Model S&LDO. They also discussed the next steps to take with the ordinance and the possibility of adopting a Solar Ordinance for the Township; *February*: Gave a brief update on Picture Perry regarding the public comment period. PC continued discussion on the update to their municipal subdivision and land development ordinance; *March*: Provided a final update to the Oliver Twp. PC on the Picture Perry Comp Plan; *April*: Discussion was focused on the Gay Y. Trout Subdivision Plan and information regarding the PADEP Sewage Module form. Unfortunately, due to the length of discussion regarding the plan. No further discussion regarding the S&LDO Update; *May*: A majority of the meeting was focused on discussion regarding the Sewage Module for the Gay Y. Trout Subdivision; *July*: Discussed the next steps to be taken with updating the Oliver Township S&LDO; *September*: Provided an update on Picture Perry and informed the Oliver Twp. PC of the various work group meetings. Discussion continued on the update of the Township S&LDO based off of the TCRPC Model Ordinance. The PC asked Mr. Warner if he could look into the status of the bridge project on N. 4th Street. Mr. Warner followed up with the PC and provided contact information to PennDOT; *November*: Discussion regarding the BHPP Subdivision plan. TCRPC Staff reviewed staff comments. Additional discussion around the S&LDO update also took place.

**Spring Township** - *April*: Attended the Spring Township Planning Commission's public hearing on the proposed Spring Township Zoning Ordinance; *July*: The Spring Township Board of Supervisors held their second public hearing on the proposed Zoning Ordinance text and map. The Board adopted the Zoning Ordinance text but not the map. They will readvertise the map with the most recent edits and hold a subsequent public hearing; *August*: Attended the monthly Township Supervisors meeting and a public hearing followed by the

## LOCAL PLANNING ASSISTANCE PROGRAM (Continued)

Spring Township - *April*: Attended the Spring Township Planning Commission's public hearing on the proposed Spring Township Zoning Ordinance; *July*: The Spring Township Board of Supervisors held their second public hearing on the proposed Zoning Ordinance text and map. The Board adopted the Zoning Ordinance text but not the map. They will readvertise the map with the most recent edits and hold a subsequent public hearing; *August*: Attended the monthly Township Supervisors meeting and a public hearing followed by the adoption of Spring Township's first official zoning map.

Through this program, the professional planning staff of TCRPC provided direct planning assistance to the respective municipal planning commissions by attending regular monthly meetings or workshops when requested, tended to map requests, providing recommendations to zoning officers for their decision-making process, offering thoughts on ordinance amendments, and prepared new zoning ordinance text.

Services available through the LPA Program are provided on an annual contract basis, which may be arranged to begin at any time during the calendar year. The actual assistance provided depends entirely upon the needs of each municipality.

## LOCAL PLANNING ASSISTANCE PROGRAM (Continued)

Spring Township - *April*: Attended the Spring Township Planning Commission's public hearing on the proposed Spring Township Zoning Ordinance; *July*: The Spring Township Board of Supervisors held their second public hearing on the proposed Zoning Ordinance text and map. The Board adopted the Zoning Ordinance text but not the map. They will readvertise the map with the most recent edits and hold a subsequent public hearing; *August*: Attended the monthly Township Supervisors meeting and a public hearing followed by the adoption of Spring Township's first official zoning map.

Through this program, the professional planning staff of TCRPC provided direct planning assistance to the respective municipal planning commissions by attending regular monthly meetings or workshops when requested, tended to map requests, providing recommendations to zoning officers for their decision-making process, offering thoughts on ordinance amendments, and prepared new zoning ordinance text.

Services available through the LPA Program are provided on an annual contract basis, which may be arranged to begin at any time during the calendar year. The actual assistance provided depends entirely upon the needs of each municipality.

## SUBDIVISION AND LAND DEVELOPMENT ACTIVITY

The Pennsylvania Municipalities Planning Code (Act 247, as amended), requires the PCPC to review all subdivision and land development (S&LD) plans proposed in Perry County.

The PCPC has the responsibility of approval/disapproval authority in those municipalities that do not have their own S&LD ordinance. The PCPC has been empowered by the County Board of Commissioners to approve or disapprove plans received under the Perry County S&LD Ordinance.

In municipalities having enacted a local subdivision and land development ordinance, the PCPC must review the subdivision or land development plan and provide comments to the municipalities within thirty (30) days. The table on the last page of this report lists all municipalities in the County and notes their status regarding local planning commissions' authority as it relates to S&LD ordinances.

In all instances, municipal planning commissions are recommending bodies while the governing body is responsible for the approval or disapproval of subdivision or development plans.

In 2023 the overall S&LD plan review breakdown was as follows:

### 2023 OVERALL SUBDIVISION & LAND DEVELOPMENT ACTIVITY

Plat Type	Number of Plats	Subdivision		Land Development	
		Number of New Lots	Acres Involved*	Acres Proposed To Be Disturbed	Proposed New Building(s) (Square Feet)
<b>Preliminary Plats</b>	2	0	556.92	287.47	1,948,992.00
<b>Final Plats</b>	78	32	7,481.70	52,990.83	111,973.00
<b>Preliminary/Final Plats</b>	3	0	53.58	12.08	62,171.00
<b>Totals</b>	83	32	8,092.20	53,290.38	2,123,136.00

*\*Figure includes acreage total of all lots subdivided including the acreage balance of the property*

**PCPC S&LD reviews for municipal reporting**

Of the plans for the review report, the review breakdown was as follows:

<b>2023 SUBDIVISION &amp; LAND DEVELOPMENT PLANS FOR REVIEW AND REPORT</b>			<b>Land Development Acres</b>
<b>PRELIMINARY</b>			
2 Plats	0 New Lots	0.00 Acres	287.47
		286.9 Lot Addition Acres	
<b>FINAL</b>			
59 Plats	28 New Lots	627.99 Acres	86.63
		263.18 Lot Addition Acres	
<b>PRELIMINARY/FINAL</b>			
3 Plats	0 New Lots	0.00 Acres	12.08
		2.34 Lot Addition Acres	
<b>TOTAL</b>			
64 Plats	28 New Lots	627.99 Acres	386.18
		552.42 Lot Addition Acres	

**S&LD reviews for PCPC consideration under the Perry County S&LD Ordinance**

Considering the County’s S&LD Ordinance, applications were as follows:

**2023 SUBDIVISION & LAND DEVELOPMENT PLANS FOR APPROVAL OR DISAPPROVAL**

			<b>Land Development Acres</b>
<b>PRELIMINARY</b>			
2 Plats	0 New Lots	0.00 New Lot Acres	0
		0.00 Lot Addition Acres	
<b>FINAL</b>			
78 Plats	8 New Lots	90.76 New Lot Acres	0
		4.96 Lot Addition Acres	
<b>PRELIMINARY/FINAL</b>			
3 Plats	0 New Lots	0.00 New Lot Acres	0
		0.00 Lot Addition Acres	
<b>TOTAL</b>			
83 Plats	8 New Lots	90.76 New Lot Acres	0
		4.96 Lot Addition Acres	

## Annual S&LD Plat Summary

The following table summarizes the number of plats in each category, the number of lots and units by category, and the number of acres involved. As in prior years, most of the subdivision plans in the County proposed either one new lot or lot additions to an existing properties. The table also displays the information by county sub-region.

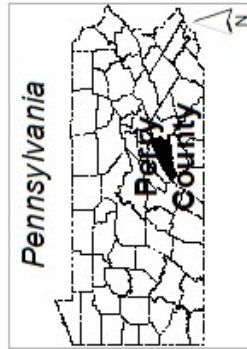
**2023 BREAKDOWN OF SUBDIVISION AND LAND DEVELOPMENT ACTIVITY  
BY MUNICIPALITY AND REGIONAL PLANNING AREA**

Municipality	Number of Plat Submissions	New Lots and New Dwelling Units										New Lot Acreage*				Lot Addition/Reconfigured Acres	Public Semi-Public Acres	Agricultural / Commercial / Industrial Land Dev. Acres	Prelim.	Final	P-F	Total				
		New Lots Prelim.		New D.U.'s Prelim.		New Lots P-F		New D.U.'s P-F		Total New D.U.'s		P-F	Final	Total												
		New Lots Prelim.	New D.U.'s Prelim.	New Lots P-F	New D.U.'s P-F	Total New D.U.'s	Total New D.U.'s																			
<b>Perry Northeast RPA</b>																										
Buffalo Township	0	3	0	0	0	0	6	5	0	0	0	6	5	0	0	0	36.2	0.0	36.2	0.0	36.2	0.0	34.0	0.00	0.00	0.00
Greenwood Township	0	3	0	0	0	1	1	1	0	0	0	1	1	0	0	0	189.3	0.0	189.3	0.0	189.3	0.0	7.9	0.00	0.00	0.00
Howe Township	0	4	1	5	0	0	2	0	0	0	0	2	0	0	0	0	11.5	0.0	11.5	0.0	11.5	0.0	28.1	0.00	0.00	0.91
Juniata Township	0	2	0	2	0	0	1	0	0	0	0	1	0	0	0	0	12.3	0.0	12.3	0.0	12.3	0.0	23.7	0.00	0.00	0.00
Liverpool Borough	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	17.8	0.0	17.8	0.0	17.8	0.0	0.8	0.00	0.00	17.80
Liverpool Township	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00	0.00	11.17
Millerstown Borough	0	1	0	1	0	0	1	1	0	0	0	1	1	0	0	0	189.3	0.0	189.3	0.0	189.3	0.0	0.0	0.00	0.00	0.00
Newport Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.00	0.00	0.00
Oliver Township	0	3	0	3	0	0	2	1	0	0	0	2	1	0	0	0	3.1	0.0	3.1	0.0	3.1	0.0	0.3	0.00	0.00	0.00
Tuscarora Township	1	2	0	3	0	1	1	1	0	0	0	1	1	0	0	0	10.1	1.0	10.1	0.0	11.1	0.0	30.1	0.00	0.00	0.00
<b>RPA Total</b>	<b>1</b>	<b>21</b>	<b>2</b>	<b>24</b>	<b>0</b>	<b>1</b>	<b>14</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>469.71</b>	<b>1</b>	<b>469.71</b>	<b>0</b>	<b>470.71</b>	<b>0</b>	<b>124.9</b>	<b>0</b>	<b>29.88</b>	

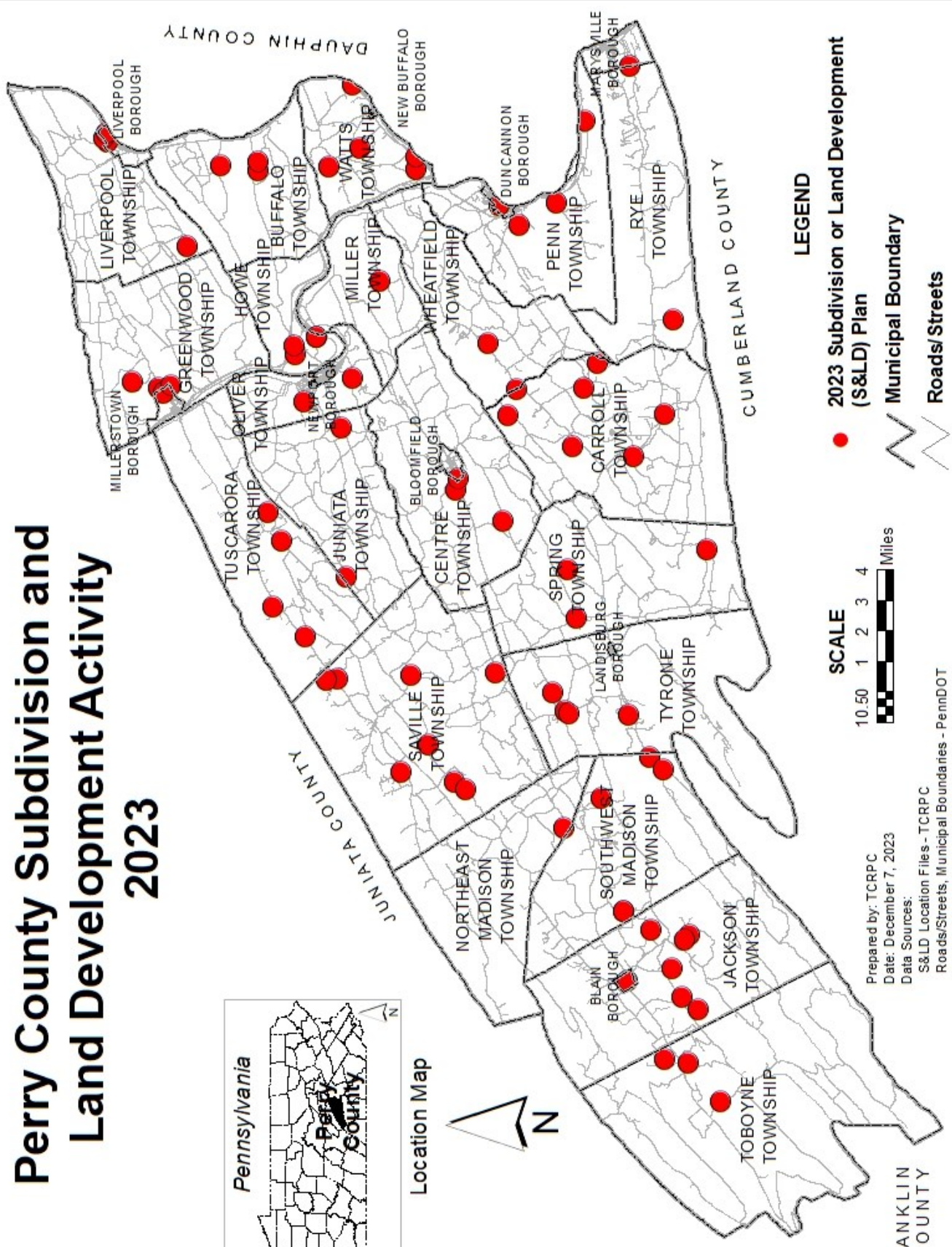




# Perry County Subdivision and Land Development Activity 2023



Location Map



**LEGEND**

- 2023 Subdivision or Land Development (S&LD) Plan
- ▭ Municipal Boundary
- ▭ Roads/Streets



Prepared by: TCRPC  
 Date: December 7, 2023  
 Data Sources:  
 S&LD Location Files - TCRPC  
 Roads/Streets, Municipal Boundaries - PennDOT  
 State/County Boundary - ESRI

## **OUTREACH PROGRAM**

The PCPC outreach program is structured to offer municipal representatives an opportunity to air suggestions on ways planning in Perry County could be improved. It also allows the PCPC staff to share its efforts (i.e., projects) both future and current with community leaders and the public.

In 2023, our municipal outreach program saw our staff attending 21 local planning commission meetings (Bloomfield Borough, Newport Borough, Oliver Township, and Spring Township), eight regular and three non-traditional County Commissioners meetings in Carroll Township, Millerstown Borough, and Rye Township.

A continued mainstay of the program includes providing updates on the county and regional planning programs at the joint Perry County Council of Governments and Boroughs Association meetings. Staff attended and shared information at each of these meetings.

The PCPC staff provided monthly reports on subdivision and land development activity and shared information on projects with the Perry County Economic Development Authority (PCEDA). Additionally, staff also provided the same information to the Local Emergency Planning Committee every other month. Our engagement with these groups has broadened our reach and solidified important partnerships for moving forward with our initiatives, especially the implementation of plans.

Another opportunity to engage municipal officials took place in July at the Perry County Fairgrounds. Annually, the Perry County Association of Township Officials puts together this half-day convention which serves as the county's premier forum for dialogue with municipal officials. As part of the event schedule, the PCPC staff has regularly been requested to present. At the convention this past year, the PCPC staff presented a planning and zoning session at the request of the organizing committee.

We continue to look for other opportunities to engage municipal officials as well as the general public. If you would like our staff to speak at a civic or not-for-profit group function please contact our office to make arrangements.

## GIS UPDATE

A Geographic Information System (GIS) is a computer-based system designed to enable its users to organize, house, analyze, manipulate, arrange and present geographic data. The PCPC has access to the GIS skills of the Tri-County Regional Planning Commission's (TCRPC) experienced GIS staff and a great working relationship with the County's GIS Department.

The following list consists of noteworthy GIS projects and maps completed this past year.

- Maintained up-to-date zoning district layer and zoning overlay layer for entire county
- Bloomfield zoning district map completed
- Spring Township zoning district map completed
- 2023 subdivision and land development point file layer
- Prepared Annual Transportation Improvements Program (TIP) maps for Amish - Mennonite outreach
- Finalized PICTURE PERRY Comprehensive Plan Maps
- Continued updates to the Picture Perry HUB website, an ArcGIS Online application
- 2023 Environmental Application update
- 2023 Highway Performance Monitoring System Traffic Counting Map
- Future Land Use layer and maps
- Worked with Conservation District on Large Confined Feeding Operations
- Finalized Census 2020 Urbanized Areas Smoothing for roadways
- Assisted Rye Township with 2020 US Census Urbanized Area information at the township's request for an MS4 designation waiver with GIS data
- Created a TIP web map
- Crash Application updated
- Prepared 2021 Bicycle, Pedestrian Horse & Buggy crash data for analysis
- Layers created: Transmission Lines, Pipe Lines, RR & Major Roadway ROW, Cemeteries, Easements, Parks, and State Lands using Parcel and Anderson LULC boundaries for Analysis

The PCPC continues to research ways to provide additional benefits to staff and the public with our continued utilization of GIS technology. We continue to monitor the productive pursuits of others, where such efforts can be successfully integrated into Perry County's Planning and GIS Programs.

## ACT 537 - SEWAGE FACILITIES PLANNING

### Sewage Facilities Planning Modules

In 2023, the number of sewage facilities planning module reviews was noticeably lower than in prior years. The Commission acted on six plans for the year, twice as many as last year. The files are individually listed in the following table.

#### 2023 SEWAGE FACILITIES PLANNING MODULES

FILE #	FILE NAME	MUNICIPALITY	# OF LOTS	ACRES	DUs/ EDUs
22SM-01	Gay Y. Trout	Oliver Township	1	2.00	1
22SM-02	Susquehanna Crossings	Watts Township	1	295.55	75
22SM-03	Terry Deaven, Barry L. Deaven and Bonnie L. Deaven	Watts Township	1	35.42	1
22SM-04	Edward Fogel and Marcy Lee Fogel and Steven Lee Shaffer	Carroll Township	2	28.44	2
22SM-05	David V. McCluskey	Carroll Township	1	1.45	1
22SM-06	Lloyd & Minnie E. Sheaffer & Loretta L. Sheaffer & Ronald J. Miley	Carroll Township	7	149.00	7

*DU = Dwelling Unit EDU = Equivalent Dwelling Unit NP = Not Provided*

## **PICTURE PERRY WORK (PERRY COUNTY'S NEXT COMPREHENSIVE PLAN)**

This year, staff continued to draft written work on the Plan and Basic Studies components, mapping, assembling over 200 implementation projects, and the website. As each draft component has been completed it has been posted to the dedicated [website](#). Outreach on the plan was handled through the LPA program, the local newspaper, TCRPC newsletter articles, presentations at the joint COG and Borough Association meetings, and the Annual Association of Township Officials Convention.

Efforts to unify the planning process in Perry County continued. These pursuits were highlighted by staff securing commitments from 22 of the county's 30 municipalities to consider adoption of **PICTURE PERRY** and have it serve as their municipal comprehensive plan. For two municipalities (Centre Township and Saville Township) this will be their first recognized comprehensive plan.

Initial preparation work was undertaken for meeting Pennsylvania Municipalities Planning Code (PA MPC) notification requirements for dissemination of the of the final draft plan for review and comment. The process will involve notifying all surrounding municipalities (including counties), and surrounding school districts of the plan's availability and the 45-day comment period leading up to the public hearing, prior to county and municipal adoption. The preparation work also included the drafting of a final public hearing notice to be advertised in accordance with the PA MPC and the Sunshine Act.

Partners in this process have been the Perry County Board of Commissioners, the Perry County Planning Commission, all of our municipal plan partners, the Perry County Economic Development Authority, the Perry Housing Partnership, our Natural Resources and Recreation Workgroup, the Perry Family Partnership, our Economic Issues Workgroup, the Perry County Chamber of Commerce, and to all the participating survey respondents.

## **TRANSPORTATION AND HIGHWAY MATTERS**

Perry County is a voting member of the Harrisburg Area Transportation Study (HATS), a federally designated Metropolitan Planning Organization (MPO). Since 1965, HATS has made planning decisions and established priorities regarding the use of federal funds for local transportation system improvements in Cumberland, Dauphin, and Perry counties. This year, Perry County's voting members on the HATS Coordinating Committee included: County Commissioner Gary Eby and PCPC Chair James H. Turner. PCPC Secretary Robert Shaffer, Sr. and Representative Perry Stambaugh served as Commissioner Eby's and Chairman Turner's alternates, respectively.

In Perry County, transportation planning activities in 2023 included the continued support of the Susquehanna Regional Transportation Partnership. This project has brought together representatives of the chambers of commerce, transit, and planning agencies serving Adams, Lancaster, York, Cumberland, Dauphin, Lebanon, and Perry counties. The program consists of regional efforts to manage congestion by promoting transportation alternatives.

### **FFY 2025-2028 Transportation Improvement Program**

Throughout 2023, HATS staff worked with PennDOT officials, MPO representatives and the RTP Implementation Work Group to develop the FFY 2025-2028 Transportation Improvement Program (TIP), which has an anticipated adoption date of June 28, 2024. Information on the current FFY 2023-2026 TIP is available on the [TCRPC website](#). Broader information on the statewide 12-Year Program is available on the State Transportation Commission and the Transportation Advisory Committee website: [talkpatransportation.com](http://talkpatransportation.com)

### **2045 HATS Regional Transportation Plan Implementation**

The Regional Transportation Plan (RTP) planning process is facilitated by the Tri-County Regional Planning Commission which provides the administrative staffing support for the Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization (MPO). The RTP documents the current status of transportation projects and programs identifies long-term needs and recommends projects to meet those needs. The long-range plan sets a framework for priorities for the expenditure of federal transportation funds over a 25-year period. The RTP is available online at <http://www.hatsregionaltransportationplan.org/>. Hard copies can be made available upon request.

In 2023, HATS staff worked with Perry County officials to begin developing a prioritized list of needed improvements on locally-owned, federal-aid eligible bridges. The condition of locally-owned bridges was identified in the 2045 RTP as a regional need and, as such, a line item was added to the FFY 2023-2026 TIP for the inclusion of eligible projects, once identified. This process is ongoing, with specific projects anticipated to be identified and included on the FFY 2025-2028 TIP.

HATS staff also coordinated the administration of projects awarded through the RTP Implementation Grant Program. In the two rounds conducted since its inception the Program has awarded approximately \$4 million in funding for construction projects and planning studies throughout Perry County. Specific projects awarded include preventative maintenance on six county-owned covered bridges, sidewalk and curb ramp improvements in Newport Borough, and a bicycle/pedestrian feasibility study in Millerstown Borough. More information on the RTP Implementation Grant Program is available on the [TCRPC website](#).

## **PennDOT Connects and Traffic Impact Studies**

HATS staff is an active participant in the PennDOT Connects process. When a transportation improvement project is funded on the TIP, municipalities, the MPO staff, and PennDOT have the opportunity to meet and discuss the project. This allows local communities to discuss their concerns surrounding the project and if they have any documented needs (i.e., bike lanes, sidewalks, etc.).

In 2023, meetings were held to discuss SR 0034, US Traffic Route 11/15 the intersection of South Main Street and Rt. 274 adjacent to Duncannon. The PCPC staff assisted with two public meetings for the project. Additionally, HATS staff met with Perry County Commissioners in October to broadly discuss transportation planning in the region.

## **Cumberland Perry Task Force**

The Cumberland Perry Task Force did not meet in 2023. HATS staff has discussed using the Cumberland Perry Task Force as a model for expanded municipal outreach in the region. Regular meetings may take place 2024 but with a wider area of focus and attention.

## **Traffic Counts / Highway Performance Monitoring System (HPMS)**

Annually our staff assists PennDOT by capturing certified traffic counts on pre-selected highways (see map below). Traffic counts were collected via roadway classification/volume and then sent to PennDOT. These counts can be accessed via PennDOT's Traffic Information Repository (TIRe). <https://www.dot7.state.pa.us/tire>

The following map displays the areas where data was collected this past year.

## **Safe Streets for All (SS4A)**

Work began on the Safe Streets for All action plan. The PCPC staff has assisted with the effort by attending steering committee meetings and encouraging greater municipal participation with the initial survey.





## **HAZARD MITIGATION PLANNING**

During the year, our staff assisted the county in facilitating a project contract with MCM Consulting, Inc. of State College, PA to prepare the next County Hazard Mitigation Plan. The company was the only consultant to submit a response to the County's RFQ.

An initial virtual meeting was held to discuss a proposed draft work schedule which was found to be a year ahead of schedule. Work with the consultant will resume in 2024 with a revised project schedule.

## INTERGOVERNMENTAL REVIEWS

The PCPC invests a significant amount of time reviewing the various pursuits of local governments, county agencies, and local authorities. Many of these entities' funding sources include provisions which consider general consistency with respect to the County Comprehensive Plan.

This year the PCPC unveiled an online form portal to accept all such requests. The form can be accessed at the following hyperlink: <https://www.tcrpc-pa.org/consistency-letter-request-form-pcpc>

The following table displays all intergovernmental reviews undertaken in 2023.

### 2023 INTERGOVERNMENTAL/ GENERAL CONSISTENCY REVIEWS

Review ID	Municipality or Entity	Project	Meeting Date of PCPC Review	Review Comment	Dollar Amount Sought	Total Project Cost
23IRP-01	Amythst Foundation	Master Plan for Land Management and Use	2/15/2023	Generally Consistent	\$25,000.00	\$25,000.00
23IRP-02	Penn Township	Water Line Replacement	2/15/2023	Generally Consistent	\$542,700.00	\$810,000.00
23IRP-03	Perry County Council of the Arts	Landis House Preservation Project	3/15/2023	Generally Consistent	\$12,810.00	\$25,620.00
23IRP-04	Newport Area School District	Newport Community Park Playground	3/15/2023	Generally Consistent	\$250,000.00	\$287,500.00
23IRP-05	Millerstown Community Success, Inc.	Millerstown Community Park Development and Restoration Project	4/19/2023	Generally Consistent	\$250,000.00	\$287,500.00
23IRP-06	Newport Borough	Newport Veterans Memorial Park Walkway	4/19/2023	Generally Consistent	\$78,978.00	\$90,835.00
23IRP-07	Bloomfield Borough	Bloomfield Borough Park Project	5/17/2022	Generally Consistent	\$250,000.00	\$592,400.00
23IRP-08	Marysville Borough	Marysville Lions Club Park	5/17/2023	Generally Consistent	\$250,000.00	\$287,500.00
23IRP-09	Spring Township	Pine Hill Road Bridge Replacement	7/19/2023	Generally Consistent	\$416,435.00	\$601,435.00
23IRP-10	Duncannon Borough	Water System Rehabilitation	8/16/2023	Generally Consistent	\$650,000.00	\$650,000.00
23IRP-11	Landisburg Borough	Landisburg Borough Wastewater System Upgrade	9/20/2023	Generally Consistent	\$1,682,500.00	\$1,682,500.00
23IRP-11	Bloomfield Borough	Bloomfield Community Center Accessiibility Improvements	12/20/2023	Generally Consistent	\$750,000.00	\$750,000.00
<b>TOTALS</b>					\$5,158,423.00	\$6,090,290.00

UNK - Unknown/not provided

## MUNICIPAL PLANNING INFORMATION

The Perry County Planning Commission maintains redundant files at two office locations for both staff and the public to access. This includes copies of municipal comprehensive plans, S&LDO, zoning ordinances, and other ordinances which may be relevant to planning efforts.

The following table provides a chronological summary of municipal planning efforts up to the end of 2023.

### MUNICIPAL PLANNING & CONSTRUCTION INFORMATION

Municipality	Planning Commission	Comprehensive Plan	S&LD Ordinance	Zoning Ordinance	S&LD Approving Body	Act 537 Plan	**UCC Regulation
Blain Borough	No	Yes (2023)	No*	No	County	No	Perry COG/ BIU
Bloomfield Borough	Yes	Yes (2023)	Yes (1994)	Yes (2006)	Municipality	Yes	Perry COG/ BIU
Buffalo Township	Yes	Yes (2023)	Yes (1986)	No	Municipality	No	Perry COG/ BIU
Carroll Township	Yes	Yes (1987)	Yes (2003)	Yes (2003)	Municipality	Yes	Perry COG/ BIU
Centre Township	Yes	Yes (2023)	Yes (2008)	No	Municipality	Yes	Perry COG/ BIU
Duncannon Borough	Yes	Yes (2023)	Yes (1982)	Yes (2006)	Municipality	Yes	Perry COG/ BIU
Greenwood Township	Yes	Yes (2023)	Yes (2001)	Yes (1997)	Municipality	No	Perry COG/ BIU
Howe Township	Yes	Yes (2023)	Yes (2013)	Yes (2016)	Municipality	No	Central Keystone COG
Jackson Township	No	Yes (2023)	No*	No	County	No	Perry COG/ BIU
Juniata Township	Yes	Yes (1993)	Yes (2010)	Yes (1993)	Municipality	Yes	Perry COG/ BIU
Landisburg Borough	No	Yes (2023)	No*	No	County	No	Perry COG/ BIU
Liverpool Borough	Yes	Yes (1973)	Yes (1974)	Yes (1991)	Municipality	Yes	Perry COG/ BIU
Liverpool Township	Yes	Yes (2002)	Yes (1994)	Yes (2002)	Municipality	Yes	Perry COG/ BIU
Marysville Borough	Yes	Yes (2015)	Yes (2015)	Yes (2006)	Municipality	Yes	Perry COG/ BIU
Miller Township	Yes	Yes (2023)	Yes (2014)	No	Municipality	No	Perry COG/ BIU
Millerstown Borough	No	Yes (2023)	No*	Yes (1997)	County	Yes	Perry COG/ BIU
New Buffalo Borough	No	Yes (2023)	No*	No	County	Yes	Perry COG/ BIU
Newport Borough	Yes	Yes (2023)	Yes (2013)	Yes (2015)	Municipality	No	Perry COG/ BIU
NE Madison Township	No	No	No*	No	County	No	Perry COG/ BIU
Oliver Township	Yes	Yes (2023)	Yes (2006)	No	Municipality	Yes	Perry COG/ BIU
Penn Township	Yes	Yes (2014)	Yes (2006)	Yes (2006)	Municipality	Yes	Perry COG/ BIU
Rye Township	Yes	Yes (1999)	Yes (2009)	Yes (2011)	Municipality	Yes	Perry COG/ BIU
Saville Township	Yes	Yes (2023)	Yes (2007)	No	Municipality	No	Perry COG/ BIU
SW Madison Township	No	Yes (2023)	No*	No	County	No	Perry COG/BIU
Spring Township	Yes	Yes (2023)	Yes (2013)	Yes (2023)	Municipality	No	Perry COG/ BIU
Toboyne Township	No	Yes (2015)	No*	No	County	No	Perry COG/ BIU
Tuscarora Township	Yes	Yes (2023)	Yes (1992)	Yes (1991)	Municipality	Yes	Perry COG/ BIU
Tyrone Township	Yes	Yes (2023)	Yes (1990)	Yes (1996)	Municipality	Yes	Perry COG/BIU
Watts Township	Yes	Yes (2023)	Yes (1980)	Yes (2001)	Municipality	No	Perry COG/ BIU
Wheatfield Township	Yes	Yes (2013)	Yes (2018)	Yes (2008)	Municipality	No	Perry COG/ BIU

\* Perry County PCPC oversees S&LD activity with the Perry County S&LD Ordinance (Adopted February 28, 2011 and amended by Ordinance No. 2013-02 on October 1, 2013)

\*\* UCC - Uniform Construction Code

BIU - Building Inspection Underwriters

S&LD - Subdivision and Land Development

Note: All listed dates listed represent the last date of enactment or amendment

## PCPC GOALS FOR 2024

### In 2024 the PCPC will...

- Continue reviewing all Act 247 reviews in a timely manner.
- Continue providing professional and technical planning assistance to local officials and citizens of the county.
- Continue support for the Tri-County Regional Growth Management Plan.
- Continue implementation of the **PICTURE PERRY** comprehensive plan.
- Finalize the PCPC's 2023 Annual Report and initiate work on the 2024 Annual Report.
- Continue close working relationship with all essential County offices.
- Maintain the Community Data E-Data Booklet on the PCPC's webpage.
- Continue intergovernmental partnership with the Perry County Conservation District.
- Continue with our outreach program by meeting with all eight non-partnering **PICTURE PERRY** municipalities.
- Provide a presentation at the Association of Township Officials annual convention as requested.
- Continue to attend and provide outreach at the Perry COG and Perry County Boroughs Association meetings.
- Continue outreach to the Perry County Economic Development Authority.
- Continue to strengthen the LPA program within the County by remaining flexible.
- Continue assisting the County's GIS Coordinator with data layer creation and management, and system architecture improvements.
- Provide assistance to the PCCD staff and County selected consultant with an update to Perry County's Solid Waste Management Plan.
- Continue to assist Perry County with its broadband improvements project as needed.
- Continue to stay informed of Commonwealth legislation that could have an impact on planning.
- Work with the County's selected consultant to update the Perry County Hazard Mitigation Plan.
- Continue to assist the HATS staff as needed with any efforts to implement the Regional Transportation Plan or any other transportation plans or studies.
- Assist the HATS staff with any project scoping efforts.
- Continue to assist the HATS staff by facilitating continued integration of the PennDOT Connects initiative, particularly scoping meetings for access to the state's highway/road network.
- Coordinate the completion of the 2023 Perry County Building Permit Survey for inclusion in the TCRPC's 2023 Building Activity Report.
- Update the Perry County, PA Subdivider/Developer Resource Guide.
- Continue assisting with the implementation of the Countywide Action Plan.
- Assist in disseminating information regarding the TCRPC Toolbox.
- Continue with outreach to the Local Emergency Planning Committee.
- Continue outreach on transportation projects with the Amish-Mennonite communities.
- Continue to participate in CCAP and SEDA-COG's Planning Directors meetings.
- Update the inventory of municipal equipment for the municipal equipment sharing program.
- Resume work on Perry County's Countywide Stormwater Management Plan.
- Initiate work to update the County's sewerage plan.