Dear Taskforce and Steering Committee Members,

A draft update to the Perry County’s Comprehensive Plan, together with three Sub-regional Comprehensive Plans has been prepared. The Pennsylvania Municipalities Planning Code (PA MPC), Act 267 of 1968, P.L. 805, as reenacted and amended requires every county in the Commonwealth of Pennsylvania to update their comprehensive plans once every ten (10) years. The PA MPC further requires the County to notify you of the county’s draft plan and afford the public the opportunity to review and comment on the document. This notification also serves as municipal notification of the same for each of the three sub-regional plans.

The draft County Plan can be viewed on the Perry County Planning Commission’s webpage: http://www.terpc-pa.org/Perry-County/Comprehensive-PlanPages-2015-Update.aspx A link to the webpage on is also available on Perry County’s government website. Hardcopies can be accessed in the County Commissioners Office; the Perry County Commissioners Office and the Perry County Planning Commission’s Office in Bloomfield Borough; the Tri-County Regional Planning Commission’s Office in Harrisburg; and each of the public libraries in the county.

Hardcopies of each applicable sub-regional plans are available at each of our 6 partnering municipalities (Blain Borough, Howe Township, Jackson Township, Oliver Township, Marysville Borough, and Tyrone Township)

As the attached flyer states, there will be three Forums/ Open Houses in March (March 5th, 12th and 19th) focusing on these plans. A flyer of these events has been attached to this email message. Please post the flyer in your office where the public would most likely view the information.

All comments regarding each of these plans should be provided within forty-five (45) days and directed to our office in writing, or by email jfinnerty@terpc-pa.org I thank each of you as contributing Taskforce and Steering Committee members during this process. Your names will be added to the Preface of each document to recognize your participation.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Webpage: http://www.terpc-pa.org Perry.htm
Email address: pcc@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
Good morning Jeff,

Your involvement in this process is greatly appreciated! I kindly thank you for your initial compliment and two questions. I offer the following in response to your two questions.

Question 1: "Would the polls that were conducted have yielded different results if the questions had been posed from the standpoint of what the residents are willing to pay for?"

Response: Yes, in all likelihood the question would have yielded a different result if it had been posed as you suggested. However, the number of responses may have dwindled had the question been fashioned in this way. In a mostly rural County such as Perry public participation is a struggle, we want participants in our process such as yourself. We want participation from all walks of life. Keeping the initial Community Issues Survey questions short, simple and open for the public, afforded everyone an opportunity to comment without feeling boxed in.

Question 2: "... has there been due consideration toward the unintended consequences for each so that during implementation sufficient controls are put in place to mitigate any foreseeable negative effects?"

Response: The plan specifies an annual review process for progress monitoring. You have identified a very valuable point: further refining Chapter 11. While some actions may not be as easy to reverse once initiated, there could still be actions to lessen the severity of an outcome should unforeseen consequences occur. Your suggestion should be mentioned in tandem with the annual plan review process. The PA Municipalities Planning Code indicates county plans must be updated once every 10 years. If the plan is not working to the county's benefit, the process could certainly be revisited in whole, or in part, much sooner.

Please let me know if you need any additional information or if you have any other suggestions.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

------------------------------------------------------------------------
Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Webpage: http://www.tcrpc-pa.org/Perry.htm
Email address: pcpc@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
TCRPC ...fostering the long-term livability and vitality of our communities, counties, and region.
My LinkedIn

-----Original Message-----
From: Jeffrey Probasco [mailto:]
Sent: Monday, January 26, 2015 8:32 PM
To: Finnerty, Jason
Subject: Comment on PC Comprehensive plan update

I first want to acknowledge the plan obviously reflects a lot of good work by good intended people. It is never easy to create a plan that is workable for a large diverse community, and give proper regard for economic realities. Nonetheless, I have two very general comments:
1. Would the polls that were conducted have yielded different results if the questions had been posed from the standpoint of what the residents are willing to pay for?
2. On the face the goals seem quite admirable. But has there been due consideration toward the unintended consequences for each so that during implementation sufficient controls are put in place to mitigate any foreseeable negative effects?

Jeff Probasco
Good morning Jamie,

Thank you for representing the Township. I look forward to seeing you there.

Sincerely,
Jason

Jason R. Finnerty  
Perry County Planning Coordinator

--------------------------------------------
Perry County Planning Commission  
P.O. Box 37  
20 West McClure Street  
New Bloomfield, P.A. 17068  
Telephone: (717) 582-5124  Facsimile: (717) 582-5162  
Email address: pcrpca@perryco.org  
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission  
112 Market Street, 2nd Floor  
Harrisburg, P.A. 17101  
Telephone: (717) 234-2639  Facsimile: (717) 234-4058  
Website: http://www.tcrrpc-pa.org  
Email: jfinnerty@tcrrpc-pa.org  
(Wednesday and Friday)

TRCPC fosters the long-term livability and vitality of our communities, counties, and region.

My LinkedIn

Dive into business trends and demographic shifts in the region!  
**Tri-County Market Trends and Land-Use Implications**

Free presentation June 9th!  
Click here for more

Jason,
Based on the most recent Howe Township Planning Team meeting, attached is the draft Zoning Map. Please incorporate any Land Use changes that might need to be made, if any, to reflect this latest map. Please contact me if you have any questions.

Regards,

Jamie B. Keener, AICP
East Region Senior Sales Executive

Herbert, Rowland & Grubic, Inc.
369 East Park Drive
Harrisburg, PA 17111
717-564-1121 [phone]
717-836-9923 [cell]
jkeener@hrg-inc.com
www.hrg-inc.com

[ BUILDING RELATIONSHIPS.
DESIGNING SOLUTIONS. ]

Good Afternoon Jamie.

Thank you this information. The joint public hearing for the County Comprehensive Plan and 3 Sub-regional Plans has been advertised for Monday, May 18th in the Perry County Commissioner’s Conference Room 8:00 AM - 9:30 AM.

Sincerely,

Jason

Jason R. Finnerty
Perry County Planning Coordinator

Perry County Planning Commission
P.O. Box 37
20 West McClure Street
New Bloomfield, PA 17068
Telephone: (717) 582-3124  Facsimile: (717) 582-5162
Webpage: http://www.terp.pa.org/Perry.htm
Email address: pcpoa@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.tcrp-pa.org
From: Keener, Jamie [mailto:Jamie.Keener@hrg-inc.com]  
Sent: Thursday, April 30, 2015 1:40 PM  
To: Finnerty, Jason  
Cc: Dale Beaver; Lytle, Cody  
Subject: Howe Township

Jason,

Based on the most recent Howe Township Planning Team meeting, attached is the draft Zoning Map. Please incorporate any Land Use changes that might need to be made, if any, to reflect this latest map. Please contact me if you have any questions.

Regards,

Jamie B. Keener, AICP  
East Region Senior Sales Executive

Herbert, Rowland & Grubic, Inc.  
389 East Park Drive  
Harrisburg, PA 17111  
717-564-1121 [phone]  
717-836-9923 [cell]  
keener@hrg-inc.com  
www.hrg-inc.com

[ BUILDING RELATIONSHIPS.  
DESIGNING SOLUTIONS. ]

Good morning Pete.
Thank you for forwarding this information. When I have the opportunity, I will review and work to integrate these future land use suggestions. If I have any questions regarding the defining line limits and extent of each of these map adjustments I will be contacting you. Have a great day!

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

---

Perry County Planning Commission
P.O. Box 37
20 West McClure Street
New Bloomfield, P.A. 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Webpage: http://www.pcppa.net Perry.htm
Email address: pcp@perry.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, P.A. 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.trcrpa.org
email: jfinnerty@trcrpa.org
(Wednesday and Friday)

TCRPC...fostering the long-term livability and vitality of our communities, counties, and region.

My LinkedIn

Click the logo to join us May 7th!

Keynote speaker: Barry Schoch, P.E.,
former PA Secretary of Transportation

From: Pete Fleszar [mailto:
Sent: Tuesday, April 21, 2015 8:33 AM
To: Finnerty, Jason
Cc:  Oliver Township (olivert@pa.net);  Kevin

Subject:  Oliver Twp Comment on PeCo Comp Plan land use map

Jason-

At Jill Hoover’s request, we are sending some comments on the draft land use map you circulated earlier to her.

Basically we are looking to peel back the mixed use growth area, especially north of Big Buffalo Creek and out Middle Ridge and north bank of Little Buffalo Creek where sewer service extension would be very difficult under present circumstances. This presumes the quarry is considered a “rural resource” of course.

Also, the existing residential development areas around the fairgrounds and the fairgrounds themselves (if ever converted) should be a more residential area vs. a potentially more infrastructure intensive mixed use classification. We are OK with leaving as mixed use the area east of 6th and south of Creek Road bordering Newport Borough, that is now mixed use.

Call Jill or Kevin or me if you have questions – although she’s at PSATS today which is why I’m sending this directly.

Pete

Peter Fleszar, P.E.
Project Engineer
Glace Associates, Inc.
3705 Trindle Rd.
Camp Hill, PA 17011
717 731-1579
717 585-8595 cell
717 731-1348 fax
pete@glaceeng.com

---

Good morning Brian.

I want to thank you very much for these suggestions. I will review your recommendations and work to incorporate them into the text. Taking it one step further, I will also be working these changes into the three sub-regional plans as well. If I have any questions, I will be in touch. Again, thank you for your contributions!

Sincerely,

Jason

Jason R. Finnerty
Perry County Planning Coordinator
Perry County Planning Commission
P.O. Box 37
20 West McClure Street
New Bloomfield, PA 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Website: http://www.tcrpc-pa.org/Perry.htm
Email address: pppci@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA, 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4088
Website: http://www.tcrpc-pa.org
Email: jfimerty@tcrpc-pa.org
(Wednesday and Friday)

TCRPC, fostering the long-term livability and vitality of our communities, counties, and region.

My Linkedin

Click the logo to join us May 7th!

TCRPC Annual Dinner 2015

Keynote speaker: Barry Schoch, P.E.,
former PA Secretary of Transportation

From: Van Sweden, Bryan [mailto]
Sent: Tuesday, April 28, 2015 5:03 PM
To: Finnerty, Jason
Subject: RE: Perry County Comprehensive Plan

Jason:

I’m sorry that I missed the public meetings for the Comprehensive Plan last month, but I had a chance to review parts of the draft plan online. I was happy to see that you were able to incorporate a lot of input from the Taskforces. In particular, I recognized a lot of goals and strategies that came out of the Economic Issues meeting that I attended last fall.

My most important comment on the plan is that there are several sections of Appendix C3 – Historic and Cultural Resources Plan that need some corrections or clarification:
Rehabilitation Investment Tax Credit (pages 2-3): We recommend that the Plan clarify that properties must be listed in the National Register of Historic Places to qualify for the 20% tax credit. Here’s a simple way to edit the present language: “The program has two rates, offering a 20% federal income tax credit for substantial rehabilitation to historic structures that are listed in the National Register of Historic Places.” To be even more precise, you could add the words: individually or as part of a historic district. That way owners in places like Newport and Bloomfield can see that they may already be eligible to apply for the tax credits, and local communities like Liverpool might see the value in nominating their eligible historic district to the National Register.

Certified Local Government Program (pages 3-4): The first sentence should be revised to read something like this: “The National Historic Preservation Act of 1966, as amended, established the Certified Local Government Program, the legal and administrative context within which the SHPO local municipalities can relate to and participate in the National Historic Preservation Program in partnership with the SHPO. In addition, you may want to add that boroughs and townships with a local historic preservation or demolition ordinance may be eligible to apply for Certified Local Government status. For more information, contact the Central Region Community Preservation Coordinator at the Pennsylvania Historic Preservation Office.

Historical and Museum Commission Act of 1945, (pages 4-5): Paragraph 2 describes a “landmark identification program.” Although that may have been included in the original legislation, the PHMC does not present “plaques to property owners for attachment on structures included in the Pennsylvania Inventory of Historical Places.” That sentence should be deleted.

Pennsylvania Historic Museum Commission Grants and Planning Program (page 6): This heading should be corrected to read: Pennsylvania Historical and Museum Commission Grants Program. There are only two “primary grant programs” now.

Certified Local Government Grant Program: The maximum award is now $18,000 (not $25,000).

Keystone Historic Preservation Grant Program: The introduction should be revised: “Funding under this program is available to nonprofit organizations and local governments for projects and capital improvements involving historic resources listed on, eligible for listing in the National Register of Historic Places. (Private property owners are not eligible for funding under this program and may wish to refer directly to PHMC Programs of Interest for information on investment tax credits and historic home sites program).”

There are now two types of grants. Project grants were added to the Keystone Grant Program when the History and Museum Grant Program was eliminated:

1. Construction Grants
   - Competitive
   - Matching
   - Maximum Award $50,000 (it’s no longer $100,000)
   - Funding in the categories of Preservation, Restoration, and Rehabilitation
2. Project Grants
   • Competitive
   • Matching
   • Maximum Award $25,000
   • Funding in the categories of Cultural Resource Surveys, National Register Nominations, Planning and Development Assistance, and Archaeology

Pennsylvania History and Museum Grant Program: The line item for this grant was eliminated from the state budget in 2009. This entire section needs to be removed from the Plan (including information for the grants numbered 1 through 10 in the list).

BASIC STUDIES COMPONENT – Chapter 2 Historic and Cultural Resources

Table 2-4 National Register list needs several updates:
   • According to our CRGIS database, we reversed our finding on the Western Sherman’s Creek Valley Historic District. We decided in 2013 that it is not eligible for the National Register.
   • Kramer/Crow Ferry Site (Millersburg Ferry) in Buffalo Township was listed in the National Register on 8/2/2006.
   • The Lupfer, Israel & Sammuel, Tannery Site and House in Toboyne Township was listed in the National Register on 5/30/2003.
   • Augustine McKinzie Farm in Wheatfield Township was found to be National Register eligible on 6/30/2003.
   • We evaluated the Appalachian Trail corridor on April 11, 2008 and determined that it is historically significant and eligible for the National Register. It runs through Duncannon Borough and Penn and Rye Townships.

As you can see, the list of National Register listed and eligible resources can change as we receive new information. We strongly recommend that this table include a disclaimer that this list is subject to change. For current information on historic resources in Perry County, residents should visit our Cultural Resources Geographic Information System (CRGIS) database at https://www.dot7.state.pa.us/ce.

We appreciate the opportunity to participate in the County’s planning process and to comment on the draft plan. Please feel free to follow up if you need any additional information from our staff.

Bryan Van Sweden | Community Preservation Coordinator, Susquehanna Region
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building, Second Floor
400 North Street | Harrisburg, PA 17120-0093
Phone: 717.772.5071

From: Finnerty, Jason [mailto:Finnerty@tcrpc-pa.org]
Sent: Wednesday, November 12, 2014 9:51 AM
To: Van Sweden, Bryan
Subject: RE: Economic Issues Taskforce - Perry County Comprehensive Plan

Good morning Bryan,

Thank you for all of the valuable information you provided.

Jason

From: Van Sweden, Bryan [mailto:]
Sent: Friday, November 07, 2014 10:39 AM
To: Finnerty, Jason
Cc: 'Bill Seigel'
Subject: RE: Economic Issues Taskforce - Perry County Comprehensive Plan

Jason:

At long last I'm taking a few minutes to send you some information on questions or issues that came up at the Economic Issues meeting back in September. You had asked which counties had offices with staff working on economic development strategies. I didn't find any that are clear models for Perry County, but below are links to a variety of agencies and organizations working in rural counties. In Clinton and Wyoming Counties, it's their local chamber of commerce. But in these cases, the chambers and their professional staff seem to take an active role in recruiting businesses and developers for sites in their county:

- Union County http://www.unioncountypa.org/residents/government/gbus/idc/
- Wayne County http://www.wedcorp.org/
- Franklin County http://www.fradc.com/
- Clinton County http://www.clintoncountyinfo.com/
- Wyoming County http://www.wyccc.com/pages/Home
- Fulton County http://www.fultonida.com/

I remember that the committee was also seeking information on public funding opportunities for economic development. Every now and then, an agency or a legislator will publish a guide to grant and loan programs. Attached is a recent one that we have on file; just keep in mind that some of the information may need to be updated depending on federal and state budget priorities. The EPA's Sustainable Communities Program website has a categorized list of links to a wide range of federal funding sources: http://www.epa.gov/smartgrowth/national_funding.htm. They also offer a guide to programs specifically for rural communities (PDF, 6.4 MB): http://www.epa.gov/smartgrowth/pdf/federal_resources_rural.pdf.

We want to make sure that the County is aware of the federal Rehabilitation Investment Tax Credit Program. This program offers a 20% federal income tax credit to private property owners and developers who are planning to substantially rehabilitate a historic building for an income producing use (e.g. shops, a restaurant, a bed-and-breakfast inn, offices, apartments). There is more information on the program available on the National Park Service website: http://www.nps.gov/tps/tax-incentives/before-apply/eligibility-requirements.htm. I have attached a list of historic properties in Perry County that may qualify as a historic property under this program. Those that are "listed" in the National
Register automatically qualify, while those shown as “eligible” will need to be verified as part of the review process. It is important to note that properties that “contribute” to the significance of a listed historic district are likewise eligible for the program. So commercial property owners and landlords with older buildings in the Newport Historic District could apply for the tax credits if they intend to do a major rehabilitation project. Some communities will invest in a consultant to prepare the necessary paperwork for listing an eligible historic district in the National Register. By providing local property owners and developers with access to these federal incentives, communities can encourage economic revitalization, especially in a downtown business district or a historic factory complex. Perhaps Liverpool would be interested in pursuing this strategy.

As a companion to the federal tax credit program, DCED manages a similar program that offers state tax credits on a first come, first served basis. They will be accepting applications for this year’s program starting on December 5. [http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/historic-preservation-tax-credit-hpfc]

Please feel free to get back to me if you would like more information about preserving historic buildings as an economic development tool.

Bryan Van Sweden | Community Preservation Coordinator, Susquehanna Region
Bureau for Historic Preservation
Pennsylvania Historical and Museum Commission
Commonwealth Keystone Building, Second Floor
400 North Street | Harrisburg, PA 17120-0093
Phone: 717.772.5071

Thank you very much Trina. I will coordinate one event for everyone.

Jason

From: Borough Of blain [mailto:blainboro@embarqmail.com]
Sent: Wednesday, April 22, 2015 2:11 PM
To: Finnerty, Jason
Subject: Re: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans

Jason -

Please accept my apology for the slow response on this. I was anticipating a response from another party on this before giving you an answer. I see no need to have a separate sub-regional hearing for our municipality. Thank you!

Trina Smith
Secretary / Treasurer
Borough of Blain
155 E Main Street
P.O. Box 9
Blain, PA 17006
717-536-3333 Office / Fax

----- Original Message -----  
From: Jason Finnerty <JFinnerty@tcrpc-pa.org>  
To: Blain Borough (blainboro@embarqmail.com) <blainboro@embarqmail.com>, howetwp@pa.net, Jackson Township (jacksontwp@pa.net) <jacksontwp@pa.net>, Marysville Borough (Boro17053@comcast.net) <Boro17053@comcast.net>, Oliver Township (olivert@pa.net) <olivert@pa.net>, 'toboyne@gmail.com' <toboyne@gmail.com>  
Sent: Mon, 13 Apr 2015 11:39:58 -0400 (EDT)  
Subject: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans 

Good morning planning partners, 

During the past 2 months, our office has held three open house forums, and worked to incorporate all suggestions received. We also distributed plans to satisfy the required 45-day comment period for counties, municipalities, and school districts for the County Comprehensive Plan and all three sub-regional plans. These comments have also been addressed in 4 final documents now available for consideration. 

We are in the process of preparing to advertise and hold a public hearing on the County Plan. If you would like, we can include mention each of the three sub-regional plans in the public notice should you decide to hold your public hearing simultaneously. If you would prefer to approach your sub-regional public hearing separately, please let me know when would be the best time to discuss this with you. Either way, I would like to know each municipality’s preference by the end of this week. 

Thank you and I look forward to hearing your thoughts. 

Sincerely, 
Jason 

Jason R. Finnerty  
Perry County Planning Coordinator 

------------------------------------------------------------------------  
Perry County Planning Commission  
P.O. Box 37  
20 West McClure Street  
New Bloomfield, P.A. 17068  

Telephone: (717) 582-5124  Facsimile: (717) 582-5562  

Webpage: http://www.tcrc-pa.org  Perry.htm  
Email address: pcrpc@pcrc-pa.org  
(Monday, Tuesday, and Thursday) 

&  

Tri-County Regional Planning Commission  
112 Market Street, 2nd Floor
Thank you Scott, I will begin to formulate my approach based on your suggestion for the Southeast Perry Sub-Regional Comprehensive Plan, unless I hear otherwise.

Jason

From: [mailto: ]
Sent: Monday, April 13, 2015 12:11 PM
To: Finnerty, Jason
Subject: Re: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans

Jason,

I do not believe our council would want a separate hearing from the counties. You saw how many came out for the forum meeting. I know it was bad weather but I also know my council members.

Thanks
Scott

From: "Connie" <boro17053@comcast.net>
To: "Scott Weaver" <boro17053@comcast.net> "Stephanie Stoner"
Sent: Monday, April 13, 2015 12:05:34 PM
Subject: FW: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans
From: Finnerty, Jason [mailto:Finnerty@tcrcp-pa.org]
Sent: Monday, April 13, 2015 11:40 AM
To: Blain Borough (blainboro@embargmail.com); howetwp@pa.net; Jackson Township (jacksonwp@pa.net); Marysville Borough (boro17053@comcast.net); Oliver Township (olivert@pa.net); 'toboyne@gmail.com'
Subject: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans

Good morning planning partners,

During the past 2 months, our office has held three open house forums, and worked to incorporate all suggestions received. We also distributed plans to satisfy the required 45-day comment period for counties, municipalities, and school districts for the County Comprehensive Plan and all three sub-regional plans. These comments have also been addressed in 4 final documents now available for consideration.

We are in the process of preparing to advertise and hold a public hearing on the County Plan. If you would like, we can include mention each of the three sub-regional plans in the public notice should you decide to hold your public hearing simultaneously. If you would prefer to approach your sub-regional public hearing separately, please let me know when would be the best time to discuss this with you. Either way, I would like to know each municipality’s preference by the end of this week.

Thank you and I look forward to hearing your thoughts.

Sincerely,

Jason

Jason R. Finnerty
Perry County Planning Coordinator

-----------------------------------------------------------------------------------------------------------------

Perry County Planning Commission
P.O. Box 37
20 West McClure Street
New Bloomfield, PA. 17068
Telephone: (717) 582-3124 Facsimile: (717) 582-5162
Webpage: http://www.tcrcp-pa.org/Pcpc.htm
Email address: ppc@perrycpa.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.tcrcp-pa.org
email: jfinnerty@tcrcp-pa.org
(Wednesday and Friday)
Good morning Darlene.

Thank you for your response. I still need to hear from Blain Borough and Toboyne Township. As soon as I do I will update each of you on the final arrangements.

Sincerely,
Jason

-----Original Message-----
From: jacksonwp@pa.net
Sent: Wednesday, April 15, 2015 10:27 AM
To: Finnerty, Jason
Subject: Re: Final Public Hearing(s) - Perry County Comprehensive Plan and 3 Sub-regional Comprehensive Plans

Good morning Jason.

I would say to incorporate our township final hearing with the county's. Thanks!

Darlene

Quoting "Finnerty, Jason" <JFinnerty@terce-pa.org>:

Good morning planning partners,

During the past 2 months, our office has held three open house forums, and worked to incorporate all suggestions received. We also distributed plans to satisfy the required 45-day comment period for counties, municipalities, and school districts for the County Comprehensive Plan and all three sub-regional plans. These comments have also been addressed in 4 final documents now available for consideration.

We are in the process of preparing to advertise and hold a public hearing on the County Plan. If you would like, we can include mention each of the three sub-regional plans in the public notice should you
decide to hold your public hearing simultaneously. If you would prefer to approach your sub-regional public hearing separately, please let me know when would be the best time to discuss this with you. Either way, I would like to know each municipality's preference by the end of this week.

Thank you and I look forward to hearing your thoughts.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

-------------------------------
Perry County Planning Commission
P.O. Box 37
20 West McClure Street
New Bloomfield, PA. 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Webpage: http://www.tcpc-pa.org/Perry.htm
Email address: pmpo@perryco.org mailto:pmpo@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.tcpc-pa.org
email: jfinnerty@tcpc-pa.org mailto:jfinnerty@tcpc-pa.org>
(Wednesday and Friday)

TCRPC ...fostering the long-term livability and vitality of our communities, counties, and region.

From: Finnerty, Jason [mailto:jfinnerty@tcpc-pa.org]
Sent: Tuesday, September 30, 2014 2:20 PM
Subject: Economic Issues Taskforce (Meeting 2 follow up) - Perry County Comprehensive Plan

Good afternoon,

As promised, this message is intended to follow up the 2nd Economic Issues Taskforce meeting held last evening. Please review the attached MS Word documents and return any thoughts to our office when you have the opportunity. Additional summaries from the other three taskforce groups will also be shared with you for equal consideration, following the two remaining taskforce meetings scheduled to be held next week.

Thank you again for your involvement in our process.

Sincerely,
Jason
I think that looks pretty good, definitely a lot more representative of what we were encouraging with our map. Thanks.

Stephanie

From: Finnerty, Jason [mailto:JFinnerty@tcrpc-pa.org]
Sent: Friday, February 27, 2015 3:04 PM
To: Stoner, Stephanie
Subject: FW: Marysville FLU

Good afternoon Stephanie.

We have incorporated the proposed LU Changes into the County FLU Map. Please take a look at the attached .pdf.

Have a great weekend.

Sincerely,
Jason
From: Jones, Tim
Sent: Friday, February 27, 2015 2:38 PM
To: Finnerty, Jason
Subject: Marysville FLU

Jason,

I have attached a copy of the FLU edits for Marysville Borough.

Tim Jones
HPMS Coordinator
Tri-County Regional Planning Commission
112 Market St., 2nd Floor
Harrisburg, PA 17101
Ph: 717-234-2639 / Fax: 717-234-4058
www.tcrpc.org

Good morning Jeff,

Your involvement in this process is greatly appreciated! I kindly thank you for your initial compliment and two questions. I offer the following in response to your two questions.

Question 1: "Would the polls that were conducted have yielded different results if the questions had been posed from the standpoint of what the residents are willing to pay for?"

Response: Yes, in all likelihood the question would have yielded a different result if it had been posed as you suggested. However, the number of responses may have dwindled had the question been fashioned in this way. In a mostly rural County such as Perry public participation is a struggle, we want participants in our process such as yourself. We want participation from all walks of life. Keeping the initial Community Issues Survey questions short, simple and open for the public, afforded everyone an opportunity to comment without feeling 'boxed in.'

Question 2: "... has there been due consideration toward the unintended consequences for each so that during implementation sufficient controls are put in place to mitigate any foreseeable negative effects?"

Response: The plan specifies an annual review process for progress monitoring. You have identified a very valuable point for further refining Chapter 11. While some actions may not be as easy to reverse once initiated, there could still be actions to lessen the severity of an outcome should unforeseen consequences occur. Your suggestion should be mentioned in tandem with the annual plan review process. The PA Municipalities Planning Code indicates county plans must be updated once every 10 years. If the plan is not working to the county’s benefit, the process could certainly be revisited in whole, or in part, much sooner.

Please let me know if you need any additional information or if you have any other suggestions.

Sincerely,
Jason

Jason R. Finnerty  
Perry County Planning Coordinator  

Perry County Planning Commission  
25 West Main Street  
New Bloomfield, PA, 17068  
Telephone: (717) 582-5124 Facsimile: (717) 582-5162  
Webpage: http://www.tcrpc-pa.org/Perry.htm  
Email address: pepe@perryco.org  
(Monday, Tuesday, and Thursday)

&  
Tri-County Regional Planning Commission  
112 Market Street, 2nd Floor  
Harrisburg, PA, 17101  
Telephone: (717) 234-2639 Facsimile: (717) 234-4058  
Website: http://www.tcrpc-pa.org  
email: jfinnerty@tcrpc-pa.org  
(Wednesday and Friday)

TCRPC...fostering the long-term livability and vitality of our communities, counties, and region.  
My LinkedIn

-----Original Message-----  
From: Jeffrey Probasco [mailto:Jeffrey Probasco]  
Sent: Monday, January 26, 2015 8:32 PM  
To: Finnerty, Jason  
Subject: Comment on PC Comprehensive plan update

I first want to acknowledge the plan obviously reflects a lot of good work by good intended people. It is never easy to create a plan that is workable for a large diverse community, and give proper regard for economic realities. Nonetheless, I have two very general comments:

1. Would the polls that were conducted have yielded different results if the questions had been posed from the standpoint of what the residents are willing to pay for?

2. On the face the goals seem quite admirable. But has there been due consideration toward the unintended consequences for each so that during implementation sufficient controls are put in place to mitigate any foreseeable negative effects?

Jeff Probasco

Good morning once again,

We are quickly approaching the conclusion of the County Issues Survey (Deadline: July 8th, 12 o’clock midnight). If you have not already done so, please take a moment to complete the five question survey which can be accessed from the county’s primary entry webpage http://www.perryco.org/Pages/default.aspx or on the Perry County Planning Commission’s primary
webpage: http://www.terpc-pa.org/Perry-County_Pages_default.asp We are close to our targeted response totals but could really use a final week surge to put us over the top.

An Adobe .pdf is attached once again for your use, as some individuals may prefer to take a written survey instead of visiting the website. Please help by sharing this the survey with at least one close family member or friend you may have contact with.

Thank you for your participation and for any assistance you may be able to provide in this effort. If you should have any questions, please contact me at your earliest convenience.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

Sincerely,

Jason R. Finnerty
Perry County Planning Coordinator

Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
  Telephone: (717) 582-3124  Facsimile: (717) 582-3162
  Website: http://www.terpc-pa.org
  Email address: pcpp@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
  Telephone: (717) 234-2639  Facsimile: (717) 234-4058
  Website: http://www.terpc-pa.org
  Email: jfinnerty@terpc-pa.org
(Wednesday and Friday)

TERPC focusing the long-term solvency and vitality of our communities, counties, and region.

My LinkedIn
Good morning Miller Township Planning Commission members,

I am taking this moment to notify each of you, the County Planning Commission staff is undertaking a survey at the onset of the Plan portion of the County Comprehensive Plan update. Please take a moment to complete our five question survey on community issues facing the county and its municipalities. The survey can be accessed from the county’s primary entry webpage http://www.perryco.org/Pages/default.aspx or on the Perry County Planning Commission’s primary webpage, http://www.crpco-pa.org/Perry-County/Pages/default.aspx

An Adobe .pdf is attached for your use, as some individuals may prefer to take a written survey instead of visiting the website. We are ½-way through a 2-month timeframe for leaving the survey active for the purpose of collecting survey responses. Please help our office by getting the word out on the survey and forward this information to every individual or group you may have contact with; this may even include family, neighbors or students at the District’s discretion.

Thank you all for any assistance you may be able to provide in this effort. If you should have any questions please contact me at your earliest convenience.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
Telephone: (717) 582-5124 Fax: 582-5162
Webpage: http://www.crpco-pa.org/Perry.htm
Email address: pcppa@perryco.org
(Monday, Tuesday, and Thursday)

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
Good morning to all of you,

The Perry County Planning Commission staff is undertaking a survey at the onset of the actual Plan component of the County Comprehensive Plan update. When you have the opportunity, please take a moment to complete our five question survey on community issues facing the county and its municipalities. The survey can be accessed from the County’s primary entry webpage http://www.perryco.org/Pages/default.aspx or on the County Planning Commission’s primary webpage. http://www.terpe-pa.org/Perry-County/Pages/default.aspx

An Adobe .pdf is attached for your use, as some individuals may prefer to take a written survey instead of visiting the website. We are nearing the end of the first month of a 2-month process, promoting and disseminating of the survey, while continuing to gather responses. Please help our office by sharing this information with any friends, family and all individuals or groups you may have contact with that collectively have a vested interest in Perry County’s future.

I kindly thank you all for any assistance you may be able to provide in this effort. If you should have any questions, please contact me at your earliest convenience.

Sincerely,

Jason R. Finnerty
Perry County Planning Coordinator

Perry County Planning Commission
25 West Main Street
New Bloomfield, PA 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Website: http://www.terp-pa.org
Email address: pec@terpco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.terp-pa.org
email: jflannery@terpco.org
(Wednesday and Friday)

TCRPC - fostering the long-term livability and vitality of our communities, counties, and region.

My LinkedIn

What are your transportation priorities?

RTP
2040

Take the survey.
Your input makes a difference.
February 3, 2015

Perry County Planning Commission
ATTN: Jason Finnerty
P.O. Box 37
New Bloomfield, PA 17068

RE: 2015 Perry County Future Land Use Plan

Dear Jason,

Enclosed is the response from Penn Township, Perry County.

Sincerely,

[Signature]
Helen Klimepeter
Secretary

Enclosures

A. Comments
B. Penn Township Future Land Use Plan

Cc: Planning Commission
Board of Supervisors
File

PCPC - 2015 Future Land Use Plan
In response to your request for comments on the Draft Future Land use Map for Perry County, please find the following comments. The recommendations are based on the Penn Township Future Land Use Map of the Penn Township Comprehensive Plan Updated 2013.

Extensive areas of the Perry County Draft Future Land Use Map designated as TOWN/VILLAGE MIXED USE have been designated as AGRICULTURE on the Penn Township Future Land Use Map. The AGRICULTURE designation should be used for these areas on the Perry County map. Properties in Agricultural Preservation are within these areas.

The Penn Township Future Land Use Plan does not use a TOWN/VILLAGE MIXED USE designation. The LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL designation of the Perry County plan is a better designation for areas designated as LOW and HIGH RESIDENTIAL on the Penn Township map.

Areas designated as COMERCIAL and MIXED USE COMERCIAL on the Penn Township map are not represented on the Perry County map. The designation COMERCIAL/MIXED USE COMERCIAL of the Perry County map should be used for these areas.

The Penn Township Future Land Use Map is attached for reference.
Jason,

Here are the comments from Penn Township. A hard copy to follow.

Helen Klinepeter  
Penn Township, Perry County  
100 Municipal Building Road  
Duncannon, PA 17020-1100  
(717) 834-5281  
FAX: (717)834-6854

From: Finnerty, Jason [mailto:Finnerty@tcrpc-pa.org]  
Sent: Wednesday, November 12, 2014 3:11 PM  
To: 'blainboro@embarqmail.com'; Bloomfield Borough (bloomfieldboro@nmax.net); buffalotwp@pa.net;  
'Carrolltownship50@comcast.net'; centretownship@embarqmail.com; manager@duncannonboro.org; Greenwood  
Township; howetwp@pa.net; 'jacksontwp@embarqmail.com'; tgatesterl; 'juniatwp@embarqmail.com';  
tgates@landsburg.org; lborough@pa.net; 'liverpooltwp@gmail.com'; 'Boro17053@comcast.net';  
NEMadisonTwp@gmail.com; 'olivert@pa.net'; 'penntownship@embarqmail.com'; 'ryetwp@ptd.net'; Saville Township  
'tpholmes'; swmadison@embarqmail.com; springtwp@embarqmail.com; toboyne@gmail.com;  
secretary@tuscaroratownship.com; wattstwp@gmail.com; Sec Watts (wattstwp@gmail.com); 'wheatfield@ptd.net'  
Subject: 2015 Perry County Future Land Use Plan

Good afternoon,

Attached to this email message please find a copy of the Draft 2015 Future Land Use Map for Perry County. Please  
review the information and let our office know if you have any corrections or recommendations for edit.

The last time this process was undertaken was in 2006. Since that time the County has seen a number of land use  
changes come about. This process looks to document such changes, and consider locally discussed land use changes  
which may be pursued within the next ten years. These should be specific changes you as municipal officials would  
envision integrating into your local planning efforts.

If you need any additional information, please contact our office at your earliest convenience.

Sincerely,

Jason

Jason R. Finnerty  
Perry County Planning Coordinator
Good afternoon Helen,

Thank you for returning Penn Township’s comments on the Draft Future Land Use Map for the County. We will once again consider direction from both the Regional Growth Management Plan as well as the Township’s Future Land Use Map in an effort to achieve general consistency with both plans.

Sincerely,

Jason

Jason R. Finnerty
Perry County Planning Coordinator

-------------------------------------------------------------------------

Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
    Telephone: (717) 582-5124 Facsimile: (717) 582-5162
    Webpage: http://www.tcrc-pa.org/Perry.htm
    Email address: pcppa@perryco.org
    (Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
    Telephone: (717) 234-2639 Facsimile: (717) 234-4058
    Website: http://www.tcrc-pa.org
    email: jfinnerty@tcrc-pa.org
    (Wednesday and Friday)

TCRRC...fostering the long-term livability and vitality of our communities, counties, and region.

My LinkedIn

-------------------------------------------------------------------------

From: Township [mailto:penntownship@embarqmail.com]
Sent: Tuesday, February 03, 2015 2:05 PM
To: Finnerty, Jason
Subject: RE: 2015 Perry County Future Land Use Plan

son,

Here are the comments from Penn Township. A hard copy to follow.
Helen Klinefelter
Penn Township, Perry County
X0 Municipal Building Road
Duncannon, PA 17020-1100
(717) 834-5281
FAX: (717) 834-6854

From: Finnerty, Jason [mailto:JFinnerty@tcrpc-pa.org]
Sent: Wednesday, November 12, 2014 3:11 PM
To: blainboro@embarqmail.com; Bloomfield Borough (bloomfieldboro@nmax.net); buffalotwp@pa.net; 'Carrolltownship50@comcast.net'; centretownship@embarqmail.com; manager@duncannonboro.org; Greenwood Township; howetwp@pa.net; 'jacksontwp@pa.net'; 'juniatatwp@embarqmail.com'; tgates@landsburg.org; lborough@pa.net; 'liverpooltwp@gmail.com'; 'Boro17053@comcast.net'; NEMadisonTwp@gmail.com; 'olivert@pa.net'; 'penntownship@embarqmail.com'; 'ryetwp@ptd.net'; Saville Township; swmadison@embarqmail.com; springtwp@embarqmail.com; toboyne@gmail.com; secretary@tuscaroratownship.com; secwatts@wattstwp@gmail.com; 'wheatfield@ptd.net'
Subject: 2015 Perry County Future Land Use Plan

Good afternoon,

Attached to this email message please find a copy of the Draft 2015 Future Land Use Map for Perry County. Please review the information and let our office know if you have any corrections or recommendations for edits.

The last time this process was undertaken was in 2006. Since that time the County has seen a number of land use changes come about. This process looks to document such changes, and consider locally discussed land use changes which may be pursued within the next ten years. These should be specific changes you as municipal officials would envision integrating into your local planning efforts.

If you need any additional information, please contact our office at your earliest convenience.

Sincerely,
Jason

Jason R. Finnerty
Perry County Planning Coordinator

------------------------------------------------------------------------
Perry County Planning Commission
25 West Main Street
New Bloomfield, PA. 17068
Telephone: (717) 582-5124 Facsimile: (717) 582-5162
Webpage: http://www.tcrpc-pa.org/Perry.htm
Email address: pcrpc@perryco.org
(Monday, Tuesday, and Thursday)

&

Tri-County Regional Planning Commission
112 Market Street, 2nd Floor
Harrisburg, PA. 17101
Telephone: (717) 234-2639 Facsimile: (717) 234-4058
Website: http://www.tcrpc-pa.org
e-mail: jfjinnerty@tcrpc-pa.org
(Wednesday and Friday)