

Dauphin County Planning Commission
2012 Annual Report

Dauphin County Planning Commission Mission Statement

The mission of the Dauphin County Planning Commission is to guide, coordinate and promote the wise and orderly use of land and resources in order to facilitate the growth of the local economy, enhance the quality of life and preserve the natural environment by meeting the needs of the County's present population without compromising the needs of future generations.

We are pleased to present this Annual Report on the activities of the Dauphin County Planning Commission. The purpose of this report is to inform the Dauphin County Board of Commissioners and the general public of our activities during the 2012 calendar year. Detailed information can be obtained from the official minutes of the Planning Commission's monthly meetings.

The Dauphin County Planning Commission greatly appreciates the support and assistance received from the Dauphin County Board of Commissioners throughout the year, and continues to be dependent upon its support.

Respectfully submitted,



Thomas R. Clark, Chairman
Dauphin County Planning Commission



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2012 Dauphin County Planning Commission

The Dauphin County Planning Commission functions to fulfill the obligations under the Pennsylvania Municipalities Planning Code (MPC). The Planning Commission holds meetings the first Monday of every month, except holidays, at 4:00 p.m.

2012 Commissioners:

Thomas R. Clark, Chairman
 Gary Lenker, Vice-Chairman
 Paul D. Clark, Treasurer
 John Kerschner, AICP, Secretary
 Josh First, Member
 Keith Oellig, Member
 Thomas Shaffer, Member
 William Specht, III, Member
 Daniel Tunnell, Member

Mike Pries, County Commissioner
 (Liaison County Commissioner)

August "Skip" Memmi
 (County Commissioner's Alternate)

Planning Staff

Timothy P. Reardon, AICP
 Executive Director

Beth Kanagy
 Communication Coordinator

Timothy R. Jones
 GIS Technician

Diane M. Myers-Krug, AICP
 Associate Director

Eliz Akaeva
 CDBG Planning Coordinator

Patty L. Buggy
 HR/Finance Assistant

Leah Pearlman-Storch, AICP
 Dauphin County Planner

Jason R. Finnerty
 Perry County Planning Coordinator

Donna L. Clay
 Administrative Assistant

Timothy J. Smith
 Transportation Planning Coordinator

Janine M. Park
 County Planner

Michael D. Kmiecinski
 Transportation Planner

Jamie Lemon
 Transportation Planner

Will Soper
 Regional Planner

George D. Hubley
 GIS Technician

DAUPHIN COUNTY PLANNING COMMISSION OVERALL GOALS

1. Encourage and support partnerships between governments, citizens and private enterprises aimed at continuing to plan and build better communities.
2. Implement Tri-County Regional Planning Commission's Regional Growth Management Plan to focus new development in the vicinity of existing infrastructure and preserve natural, agricultural and historic lands, thereby maximizing previous public investments.
3. Promote livable mixed-use neighborhoods with transportation choices and housing opportunities that meet the needs of all citizens, regardless of age, income or family status.



DAUPHIN COUNTY PLANNING COMMISSION FUNCTIONS

1. Prepare, adopt, maintain and implement the Dauphin County Comprehensive Plan.
2. Carry out a public information program to promote widespread understanding, discussion and participation in county and regional issues and problems.
3. Provide technical planning assistance to municipalities enrolled in the Local Planning Assistance (LPA) program.
4. Administer the Dauphin County Subdivision & Land Development Ordinance.
5. Provide advice to the Dauphin County Board of Commissioners on all matters relevant to the mission of the Dauphin County Planning Commission.
6. Interface with county agencies and adjacent county planning agencies to enhance regional planning and cooperation.
7. Provide advice, reviews and recommendations to local officials concerning all matters relevant to local and regional planning.
8. Serve as a community resource for information on planning and development related matters and issues.
9. Increase public understanding and support of planning and the planning process.



SUBDIVISION & LAND DEVELOPMENT ADMINISTRATION

The Pennsylvania Municipalities Planning Code requires the Dauphin County Planning Commission to review all proposed subdivision and land development plans in Dauphin County.

A subdivision is defined as the division or redivision of a lot, tract, or parcel by any means into two or more lots, tracts, parcels or other divisions of land including change in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development, provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted. Any change in lot lines is considered a subdivision, no matter how small.

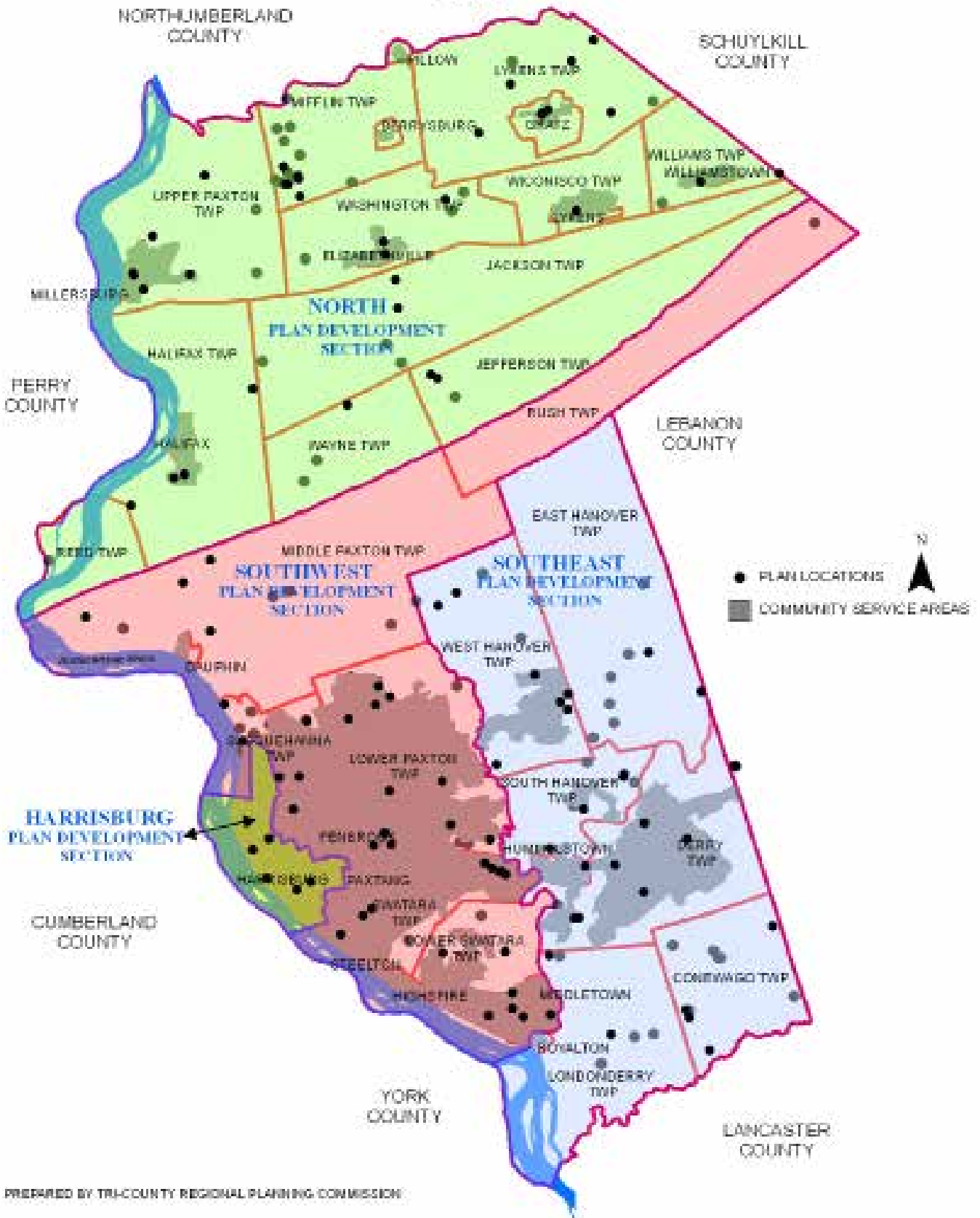
A land development plan can be the improvement of one lot or two or more contiguous lots, tracts, or parcels for any purpose involving: a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

The Planning Commission has the responsibility of approval/disapproval of subdivision & land development plans in the seven (7) Dauphin County municipalities (see page 15) that do not have their own subdivision and land development ordinance. In these municipalities, the Dauphin County Subdivision & Land Development Ordinance applies.

In municipalities that have their own subdivision & land development ordinance, the Planning Commission must review the plan and provide comments to the municipality. The Planning Commission is a recommending body, while the governing body is responsible for approval or disapproval of a subdivision or land development plan.

In 2012, the Planning Commission acted on 103 subdivision and land development plans. The map on page 6 indicates the subdivision and land development plan locations and Community Service Areas where public services were available when the Dauphin County Comprehensive Plan was adopted. There were 15 less subdivision & land development plans reviewed in 2012 than in 2011. This is a continuing downward trend that could be attributed to economic conditions.

SUBDIVISION & LAND DEVELOPMENT LOCATIONS 2012



RESIDENTIAL DEVELOPMENT ACTIVITY

The following identifies the major residential subdivision and/or land development applications (10 or more lots/dwellings) reviewed or acted upon by the Dauphin County Planning Commission during the 2012 calendar year.

Municipality/Development	#Lots/ D.U.s	Stage*
Conewago Township Creekview Meadows - Phase 2	11	F
Harrisburg City 1841 N. 3rd St.	31	PF
The Barto Building	50	PF
Hummelstown Borough Verdelli Farms Redevelopment	142	PF
Lower Paxton Township Amber Fields - Phase V	18	F
Autumn Oaks - Phase IIA	14	F
Kendale Oaks - Phase IV	41	F
Lykens Borough Union House Apts.	43	PF
Steelton Borough Townhome Redevelopment Adams Street	10	F
Susquehanna Township Townes at Margaret's Grove - Phase 2A	16	F
Swatara Township Ivy Ridge - Phase 2	36	F
West Hanover Township Creekvale - Phase 1	35	P
Manada Hill Apartments - Phase 1	100	P

*P=Preliminary Plat F=Final Plat PF=Preliminary and Final Plats Combined

COMMERCIAL & INDUSTRIAL DEVELOPMENT ACTIVITY

There were no major commercial or industrial land development plan applications (5 or more acres of *building footprint*) reviewed or acted upon by the Dauphin County Planning Commission during the 2012 calendar year.

However, plans for 8 new commercial lots were reviewed, all were 2 acres or less.

Municipalities with local zoning and subdivision & land development ordinances are listed on page 15. Fourteen municipalities have no zoning. Seven have no subdivision and land development regulations and therefore must follow the Dauphin County Subdivision & Land Development Ordinance.

SEWAGE MODULE REVIEWS

In 2012, the Dauphin County Planning Commission reviewed and commented on 8 sewage modules (down from 15 in 2011) for multiple municipalities.

The appropriate component was completed and forwarded to the local municipalities and applicants as part of the sewage module package sent to the PA Department of Environmental Protection (DEP) for approval.

A Sewage Facilities Planning Module is a package of documents that is prepared for the purpose of demonstrating that a new land development is in compliance with state environmental laws and regulations, with particular emphasis on ensuring that the long term sewage disposal needs of the land development are met. Planning modules are completed for developments that will use either on-site sewage disposal systems, or sewage collection, conveyance and treatment systems. In some cases, planning modules are prepared to provide for the sewage needs of existing communities that have been determined to have substandard sewage disposal systems.

LOCAL ORDINANCE & APPLICATION REVIEWS

The Pennsylvania Municipalities Planning Code requires the county planning commission to review and comment on proposed amendments to local zoning and subdivision & land development ordinances.

LOCAL PLANNING ASSISTANCE PROGRAM

At the completion of the second year of “all in” participation, made possible by the Dauphin County Commissioners, staff was able to provide a wide range of planning assistance to local municipalities.

Through the LPA program in 2012, staff provided planning assistance by attending regular municipal planning commission meetings, as well as assisting with municipal projects. A total of 70 LPA meetings were attended in Dauphin County.

The LPA program offers, but is not limited to, the following services: Geographic Information Systems (GIS) mapping and analysis; research and drafting issue-oriented ordinance work; municipal data and statistics; comprehensive plan review and recommendations for revisions; advice on transportation planning and programming; updates on county and regional planning activities; and research on current planning topics or techniques.

Through the LPA program, staff assisted in the update of municipal comprehensive plans, maps and provided research for various ordinance components including wind turbines and outdoor fuel burning appliances. The flexibility is the strength of the LPA program. Meeting the needs of the individual municipalities, rather than just attending planning commission meetings, will continue to be the focus of this program.

CDBG & HOME PROGRAM

Dauphin County's Consolidated Plan is a five (5) year Plan (2012-2016) that establishes Dauphin County's general strategy and priorities for housing, community and economic development over the five (5) year period. The strategy is a result of a logical progression from the Housing Market Analysis and Affordable Housing and Homeless Needs Assessments to a determination of the County's priorities based on those needs.

Dauphin County is required to submit an annual Action Plan to implement the Consolidated Plan. The annual Action Plan sets forth the specific projects and activity that will be undertaken in any given year in meeting the identified needs and goals.

The U.S. Department of Housing and Urban Development (HUD), upon Congressional approval, allocates each year, housing and community development grants to Dauphin County entitlement grant programs. The entitlement programs include Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program. These two programs are administered by the Dauphin County Office of Community and Economic Development and Dauphin County Planning Commission under the direction of the Dauphin County Commissioners.

For the year 2012, Dauphin County received \$1,144,924 in CDBG funds and \$395,640 in HOME funds. The activities with allocation of funds are summarized below.

I: FINANCIAL RESOURCES

A. CDBG Entitlement	\$1,144,924
B. HOME Entitlement	<u>\$ 395,640</u>
TOTAL	\$1,540,564

II: CDBG PROGRAM ACTIVITIES

The following CDBG activities meet the national objectives of the program, namely benefiting low and moderate income persons and/or addressing slums or blight.

A. ACTIVITY

Infrastructure and Public Facilities (40.8% of Grant). Total: \$466,824

1. Berrysburg Borough / Municipal Authority.

Allocation: \$117,450

Replacement of deteriorating fiberglass tanks prior to a major rupture of the tanks. They are past their life expectancy. The new process should provide treatment that will meet the Chesapeake Bay requirements.

2. Halifax Borough / Sewer/ Water Authority.

Allocation: \$104,922

Rehabilitation of approximately 400 ft of sewer main along South Front Street from Rise Street to south end of Front Street, replacement of curb and sidewalk and street paving.

3. Steelton Borough. Allocation: \$57,942

Adams Street project is to eliminate slum and blight within a three block residential community. Funds will be used for acquisition, demolition and eventually construction of low and moderate income residences.

4. Borough of Highspire. Allocation: \$78,300

Multi-phased project (1&2) but this application is to fund only phase one (1) which includes complete roadway reconstruction (base & wearing) and installation of a new storm water system (inlets, manholes, and pipes) on three (3) blocks of Hammaker Street.

5. Borough of Penbrook. Allocation: \$29,910

Install a swing set, concrete tables with benches and a concrete recycle bin. Repave the macadam basketball court and the play area in front of the court.

6. Williamstown Borough/ Water Authority.

Allocation: \$78,300

Install/replace storm sewer on West Street, including roadway restoration. Phase 1-including storm sewer installation along Grant and Elizabeth Streets, is currently under construction.

B. Public Service (14% of Grant). Total: \$160,711

1. Community Action Commission. Allocation: 19,575

The Commission will employ a certified mortgage intervention specialist who will work one-on-one with homeowners in mortgage delinquency and facing potential foreclosure. The project also will provide classes on home maintenance, budgeting and financial management.

2. The Salvation Army of the Harrisburg Capital City Region. Allocation: \$31,320

Expand existing Bridge the Gap program in Susquehanna Township and Steelton / Highspire area, and establishing a new Bridge the Gap program in Swatara Township. Update programming curriculum and develop a database to better track program participants and impact on their lives.

3. Steelton Borough/Code Enforcement. Allocation: \$70,666

Code Enforcement in the borough by providing salaries for code enforcement employees.

4. Pinnacle Health/ Kidshape Program. Allocation: \$19,575

Childhood obesity is addressed. In Pennsylvania, one in three children is overweight. The quality of life for youth and families will be increased

5. Jump Street/ Thrive. Allocation: \$19,575

Continuation of existing partnership of funders, program providers, community assets, professional instructors and caring volunteers to expand "Thrive". Expansion of the center's services.

C. Unprogrammed Funds (25.2% of Grant). Total: \$288,404

1. Use to be determined. Allocation: \$288,404

D. Administration (20% of Grant). Allocation: \$228,985

1. Dauphin County Office of Community and Economic Development: \$228,985 Administration: \$193,985

Dauphin County Planning Commission Administration: \$35,000

CDBG TOTAL \$1,144,924

III. HOME PROGRAM ACTIVITIES

A. Activities (90% of Grant). Total: \$395,640

1. Dauphin County Office of Community and Economic Development: \$138,474

Countywide housing rehabilitation for repairs to low income homeowners in Dauphin County excluding Harrisburg City.

2. Dauphin County Office of Community and Economic Development: \$138,474

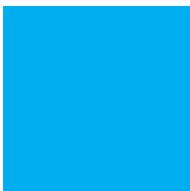
Second or Subordinated Mortgage Program for first-time home buyers with down payment and closing cost assistance.

3. Tri-County HDC, Ltd. (15% + 5% of Grant): \$79,128

Dauphin County infill program to rehabilitate homes that are affordable to low and moderate income households in Steelton Borough.

B. Program Administration (10% of Grant). Total: \$39,564

HOME TOTAL \$395,640



ZONING ORDINANCE & AMENDMENT REVIEWS

Municipality	Type	Recommendation
Dauphin Borough	Text: Codification	Approval with comments
Derry Township	Map: Heavy Industrial to Village Core at 19 E. Chocolate	Approval with comments
Derry Township	Text: Amending floodplain district	Approval
Derry Township	Text: Membership on Design Review Board and Fence Height Regulations	Approval
Highspire Boro	Text: Amending Definitions, Floodplain overlay, Satellite Dish Antennas	Approval
Highspire Boro.	Text: Floodplain Ordinance	Approval
Londonderry Twp.	Text: Amending floodplain district	Approval
Lower Paxton Twp.	Text: Amending floodplain district	Approval
Lower Swatara Twp.	Text: Age-Targeted Amendment	No-Opinion with comments
Lower Swatara Twp.	Text: Age-Targeted Amendment	Disapproval
Lower Swatara Twp.	Map: Lawrence Street from Residential Urban to Commercial Neighborhood	Approval
Middle Paxton Twp.	Text: Alternative Energy Ordinance	Approval with comments
Paxtang Borough	Text: Form-Based Code Ordinance	Approval with comments
Penbrook Borough	Text: Parking Code	Approval with comments
South Hanover Township	Text: Deleting floodplain district	Approval
Steelton Borough	Text: Deleting floodplain district	Approval
Upper Paxton Twp.	Map: Zone Islands Conservation	Approval
Upper Paxton Twp.	Text: Amending floodplain district	Approval
West Hanover Twp.	Text: Amending Sidewalks Section	Approval
West Hanover Twp.	Text: Floodplain Regulations	Approval with comments



SUBDIVISION & LAND DEVELOPMENT ORDINANCE & AMENDMENT REVIEWS

Municipality	Type	Recommendation
Dauphin Borough	Codification	Approval with conditions
Halifax Township	Floodplain Regulations	Approval with conditions
Halifax Township	Various amendments	Approval with conditions
Lower Paxton Township	Dedication of Recreation Land and Fee Requirements	Approval
West Hanover Township	Tree and Vegetation Preservation	No-Opinion with comments
West Hanover Township	Preliminary Plan Procedure, Floodplain Regulations	Approval with conditions

INTERGOVERNMENTAL REVIEWS

USDA	South	South	St	Mill	Metropo	Long	Har	Dauphin	Cor	Capi	Audi
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MISCELLANEOUS REVIEWS

Item	Recommendation
Dauphin County Stormwater Management Ordinance - Act 167 Changes to impervious surface requirements	Approval
Lancaster County: Blueprints	Support
Lancaster County: Connections 2040 Executive Summary	Support
Lykens Township: Act 537 Plan	Approval
Street Vacation: Harrisburg City: Thompson Alley between Carlisle and 18th Streets	Approval with conditions
Susquehanna Township: Act 537 Plan	Approval



DAUPHIN COUNTY MUNICIPAL INFORMATION

Municipality	Planning Commission	Original Adoption Years			Subdivision Approving Body
		Check With Municipality For Amendments			
		Comprehensive Plan	Zoning Ordinance	Subdivision & Land Development Ordinance	
Berrysburg Boro.	no	none	none	none	county
Conewago Twp.	yes	2009	1985	1989	municipality
Dauphin Boro.	no	1975	1977	1977	municipality
Derry Twp.	yes	1991	1993	1996	municipality
East Hanover Twp.	yes	2005	2003	2003	municipality
Elizabethville Boro.	no	none	none	none	county
Gratz Boro.	yes	1990	1992	1975	municipality
Halifax Boro.	yes	2011**	none	1961	municipality
Halifax Twp.	yes	2011**	none	2006	municipality
Harrisburg City	yes	1974	1950	1990	municipality
Highspire Boro.	yes	2007	2009	1990	municipality
Hummelstown Boro.	yes	2005	1963	1960	municipality
Jackson Twp.	no	none	none	1992	municipality
Jefferson Twp.	yes	2011**	none	none	county
Londonderry Twp.	yes	2005	1978	1988	municipality
Lower Paxton Twp.	yes	2004	2006	2010	municipality
Lower Swatara Twp.	yes	2004	1993	1985	municipality
Lykens Boro.	yes	1975	1968	1975	municipality
Lykens Twp.	yes	1992	1997	1997	municipality
Middle Paxton Twp.	yes	1998	2000	2001	municipality
Middletown Boro.	yes	2006	1982	2000	municipality
Mifflin Twp.	no	none	none	1979	municipality
Millersburg Boro.	yes	2007*	none	none	county
Paxtang Boro.	no	none	2012	1958	municipality
Penbrook Boro.	yes	1996	1981	2004	municipality
Pillow Boro.	no	none	none	1978	municipality
Reed Twp.	no	1999	none	1990	municipality
Royalton Boro.	yes	1985	1985	1990	municipality
Rush Twp.	no	2011**	none	none	county
South Hanover Twp.	yes	2006	2006	1977	municipality
Steelton Boro.	yes	2007	2009	2004	municipality
Susquehanna Twp.	yes	2000	2003	2006	municipality
Swatara Twp.	yes	1976	2010	1990	municipality
Upper Paxton Twp.	no	2007*	1996	1965	municipality
Washington Twp.	yes	1983	1996	1991	municipality
Wayne Twp.	no	2011**	none	1990	municipality
West Hanover Twp.	yes	1967	1968	1975	municipality
Wiconisco Twp.	yes	2007	1975	1975	municipality
Williams Twp.	no	none	none	none	county
Williamstown Boro.	no	none	none	none	county

* Millersburg Borough / Upper Paxton Township Joint Comprehensive Plan

** The Valleys Regional Comprehensive Plan

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