

## DAUPHIN COUNTY PLANNING COMMISSION

### Minutes of the Meeting

March 6, 2017

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, March 6, 2017 in the Second Floor Conference Room of the Dauphin County Veteran's Memorial Office Building, Harrisburg, PA. Chairman Bill Specht called the meeting to order at 4:00 p.m.

### ROLL CALL

Those members present were: Mr. Josh First, Ms. Mary Gaiski, Mr. John Kerschner, Mr. Gary Lenker, Mr. Bob Spandler and Mr. Bill Specht. Also present were Mr. Jerry Duke of the staff. Present as guests were Phillip Burrell from the Hospital and Healthsystem Association of America, Nathan Chaney from Garman Builders and Tim Mellott from Mellott Engineering.

### MINUTES APPROVAL

On a motion by Mr. Kerschner, seconded by Ms. Gaiski, the Commission approved 5-0, the minutes of the February 6, 2017 meeting.

### NOMINATION OF MEMBER TO TCRPC

Mr. Kerschner nominated Mr. Spandler to fill the current Dauphin County Planning Commission Board Member vacancy of the Tri County Regional Planning Commission. The nomination was seconded by Mr. Lenker. The appointment was approved 5-0.

### TREASURER'S REPORT

On a motion by Mr. Spandler, seconded by Ms. Gaiski, the Commission approved 5-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$1,390.00 for February, 2017. The Treasurer's Reports in the form of Financial Statements for the month ending February 28, 2017 were accepted for filing and audit.

### REPORTS

a. Report of Officers

b. Communications & Staff Reports

Mr. Duke provided an overview of the major staff activities. He also gave an update on the completion of the Comprehensive Plan. He noted there is an advisory Committee Meeting scheduled for March 29 at the East Shore Library. Mr. Duke presented a draft copy of the 2016 Annual Report. He asked the Commission members to review the text and if they have comments to provide them back to him within two weeks.

The sixth member of the Planning Commission joined the meeting at this point.

- c. Program Progress Report: February, 2017 (see attached)
- d. LPA Report: February, 2017 (see attached)
- e. Committees

### NEW BUSINESS

#### a. Subdivision/Land Development Matters

##### 1. Review/Comment

On a motion by Mr. Lenker, seconded by Mr. Kerschner, the Commission voted 6-0, to ratify staff reviews of the seven (7) applications.

#### b. Zoning Amendments

##### 1. Lower Paxton Township – Institutional / Public Uses in Primarily Residential Zoning District

The Planning Commission held a discussion on the proposed amendment. Mr. Mellott on behalf of the applicant that submitted the application to Lower Paxton, (Devonshire Church) provided information on the modifications to this application in relation to the previous ordinances that were reviewed by the Planning Commission.

On a motion by Mr. First, seconded by Mr. Spandler, the Commission voted 5-1, with Mr. Kerschner voting No to recommend approval of the proposed text amendment. Mr. Kerschner cited his continuing desire to see residential and non-residential development subject to the same impervious surface requirements.

##### 2. Swatara Township Warehousing and Storage as a Conditional Use in CG and CH Zones

On a motion by Mr. Spandler, seconded by Mr. First, the Commission voted 6-0 to recommend approval with comments of the proposed text amendment.

##### 3. Lower Paxton Township – Medical Marijuana

On a motion by Mr. Kerschner, seconded by Ms. Gaiski, the Commission voted 6-0 to recommend approval of the proposed text amendments.

##### 4. Halifax Borough – MU-2 Zoning Text Amendment and Map Revision

On a motion by Mr. First, seconded by Mr. Lenker, the Commission voted 6-0 to recommend approval of the proposed zoning text amendment and map revision, expanding an existing mixed-use area.

5. Steelton Borough – Medical Marijuana Growers / Processors Parking Requirements

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 6-0 to recommend approval of the proposed text amendments.

c. Sewer Module

1. Lower Paxton Township – Woodspring Suites

On a motion by Mr. Lenker, seconded by Ms. Gaiski, the Commission voted 6-0 to ratify staff comments on the proposed module application.

2. Act 537 Special Study for Blue Ridge Parkway Area

The Commission discussed the application including the reason for the study, the extent of the study area and the extent of the proposed inspection requirement for on-lot systems. It was the consensus of the Commission Members to table the recommendation on the study.

d. Intergovernmental Reviews

1. Harrisburg Rugby Club Complex Londonderry Township – DCNR Grant

On a motion by Ms. Gaiski, seconded by Mr. First, the Commission voted 6-0 to send a letter of endorsement for the grant application.

OTHER BUSINESS

Mr. Spandler led a discussion regarding the impacts the development of the Mariner 2 Pipeline project in Dauphin County. He indicated companies may be looking for large storage sites (over 30 acres in size) for pipe and equipment storage. Also, there may be the need for over 1,000 new housing units for the workers completing the project, primarily along existing rail lines.

Mr. Lenker led a discussion regarding a recent presentation and information provided by TCRPC staff member Steve Deck to the Home Builders Association regarding affordable housing in Dauphin County. Mr. Lenker indicated maps were utilized in the discussion regarding areas in which there was a concern over the availability of affordable housing. He asked that the maps be presented to the Commission members at the next meeting. It was noted that affordable housing was a topic to be presented in the Comprehensive Plan. Also discussed was the establishment of a group as result of the Comprehensive plan to examine possible code modifications which would add value to developments and also assist in encouraging establishment of additional affordable housing.

ADJOURNMENT

There being no further business, on a motion by Mr. Kerschner, seconded by Mr. Spandler the meeting was adjourned at 4:45 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, April 3, 2017** in the Dauphin County Veteran's Memorial Office Building's Second Floor Conference Room.

Respectfully submitted,

*Josh First*

Josh First  
Secretary