

DAUPHIN COUNTY PLANNING COMMISSION

Minutes of the Meeting

May 1, 2017

The regular monthly meeting of the Dauphin County Planning Commission was held Monday, May 1, 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. Chris Abruzzo, Mr. Josh First (via phone), Ms. Mary Gaiski, Mr. Gary Lenker, Mr. Keith Oellig, Mr. Bob Spandler, Mr. Bill Specht, and Mr. Dan Tunnell. Also present were Mr. Tim Reardon and Mr. Jerry Duke of the staff. Present as guests were Phillip Burrell from the Hospital and Healthsystem Association of America, Doug Gray and Tammy Nagy, Hummelstown residents, Charlie Courtney from McNeese Wallace & Nurick, and Bob Fisher from RJ Fisher/Triple Crown Development.

MINUTES APPROVAL

On a motion by Ms. Gaiski, seconded by Mr. Spandler, the Commission approved 7-0, the minutes of the April 3, 2017 meeting.

TREASURER'S REPORT

On a motion by Mr. Abruzzo, seconded by Mr. Oellig, the Commission approved 7-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of \$2,107.50 for April, 2017. The Treasurer's Reports in the form of Financial Statements for the month ending April 30, 2017 were accepted for filing and audit.

REPORTS

- a. Report of Officers
- b. Communications & Staff Reports
- c. Program Progress Report: April, 2017 (see attached)

Mr. Reardon provided an overview of the major staff activities. Mr. Reardon indicated that a new reporting format was being used by staff in identifying the work assisting communities through the Local Planning Assistance program. An eighth member of the Planning Commission joined the meeting at this point.

- d. LPA Report: April, 2017 (see attached)
- e. Committees

NEW BUSINESS

a. Subdivision/Land Development Matters

1. Review/Comment

On a motion by Mr. Lenker, seconded by Mr. Abruzzo, the Commission voted 8-0, to ratify staff reviews of the six (6) applications.

b. Sewer Module

1. Lower Paxton Township – Faith Presbyterian Church

On a motion by Mr. Abruzzo, seconded by Mr. Spandler, the Commission voted 8-0, to ratify the staff comments on the sewer module.

c. Intergovernmental Reviews

1. Penbrook Borough – Elm Street Station Park Renovations - DCNR Grant Application

On a motion by Mr. Spandler, seconded by Ms. Gaiski, the Commission voted 8-0 to send a letter of concurrence which also indicates endorsement for the grant application.

2. Lower Paxton Township – Heroes Grove Amphitheater – DCNR Grant Application

On a motion by Mr. Lenker, seconded by Ms. Gaiski, the Commission voted 8-0 to send a letter of concurrence which also indicates endorsement for the grant application.

3. Swatara Township – Amphitheater - Greenways, Trails and Recreation Grant Application

On a motion by Ms. Gaiski, seconded by Mr. Spandler, with Mr. Oellig abstaining, the Commission voted 7-0-1 to send a letter of concurrence which also indicates endorsement for the grant application.

4. Lykens Borough Authority Water Allocation Application

On a motion by Mr. Lenker, seconded by Mr. Specht, the Commission voted 8-0 to recommend approval of the application.

d. Zoning Amendments

1. Swatara Township – Swatara Township Property; 599 Eisenhower Boulevard rear (RS to CL)

On a motion by Mr. Tunnell, seconded by Mr. Oellig, the Commission voted 8-0, to recommend approval of the proposed rezoning.

2. Swatara Township – Swatara Township; 4075 Swatara Drive (RS to CL)

On a motion by Ms. Gaiski, seconded by Mr. Abruzzo, the Commission voted 7-1 with Mr. Spandler voting No, to recommend approval of the proposed rezoning.

3. Hummelstown Borough – Zoning Ordinance Text Amendment, Modification to several provisions

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 8-0, to recommend approval of the proposed zoning ordinance text amendments.

4. Lower Paxton Township – BRCC/Blue Ridge Zoning and Text Amendment

Charlie Courtney from McNees Wallace and Bob Fisher from RJ Fisher/Triple Crown Development provided information regarding the proposed rezoning and map revision to allow for the development of the property residential retirement development. The property is currently is a golf and tennis club. They are seeking to rezone property from Agricultural Residential (AR) to Institutional (IN) as well as provide for a complete replacement/amendment to the Residential-Retirement Development (RRD) district. They are seeking to have an ordinance which would allow for various independent living options, an assisted living and memory care facility, a mix of smaller scale commercial uses and dedicated park area for active and passive recreation.

On a motion by Mr. Abruzzo, seconded by Mr. Spandler, the Commission voted 8-0, to recommend approval of the proposed rezoning and zoning text amendment.

e. Official Maps

1. Derry Township Official Map and Ordinance

On a motion by Mr. Abruzzo, seconded by Mr. First, the Commission voted 7-0-1, with Mr. Tunnell abstaining, to recommend approval of the proposed Official Map and accompanying ordinance.

f. Discussion of ICC Membership

Mr. Specht indicated he was unable to continue his role as representation for the County's ICC membership. He asked if another member of the Commission could step into this role.

On a motion by Mr. Lenker, seconded by Mr. Spandler, the Commission voted 8-0, to appoint Ms. Gaiski as a representative to the ICC.

g. Middletown and Hummelstown Railroad (MIDH) – Previous letter of support

Mr. Reardon provided background on this item. The Commission had previously given a letter of support for a grant application in January 2017. At the time, the Commission was led to believe the request for support was strictly for the rebuilding of the “Y” intersection between the MIDH mainline and the Norfolk Southern mainline, allowing more efficient flow of existing commodity. Since that time additional critical and concerning information had been provided. No information was previously provided indicating a proposed increase to an unrestricted number of crossings of public roads, particularly the crossing of a very busy Route 322 (including the change of exempt status). Given the daily traffic volume, speed and the limited sight-distance, this activity will require a much greater analysis of safety and emergency management complications than was suggested previously.

Doug Gray and Tammy Nagy, Hummelstown residents indicated their area of concern is located adjacent to single family homes. They also voiced their concern over the lack of information on the project and felt there was no transparency in the decision-making process for the project. They also felt the railroad was not straightforward in presenting their intent for the grant and the project.

On a motion by Mr. Lenker, seconded by Ms. Gaiski, the Commission voted 8-0, to send a letter to Governor Wolf clarifying the record regarding its support of the application as indicated in the January 17, 2017 letter.

h. Dauphin County Comprehensive Plan Update

Mr. Duke provided an update on the progress of the plan and the schedule for the Planning Commission’s action and the Commissioner’s adoption.

i. MPC Section 304 Notification Procedures

The Planning Commission tabled action on this item. They requested an opinion from the County’s Solicitor on the matter. Once feedback is obtained, they will decide the process to take on the notification procedures.

OTHER BUSINESS

No other business was brought before the Commission

ADJOURNMENT

There being no further business, on a motion by Mr. Lenker, seconded by Mr. First, the meeting was adjourned at 5:19 p.m. The next meeting of the Commission is scheduled for **4:00 p.m. on Monday, June 5, 2017** in the Dauphin County Veteran's Memorial Office Building's Second Floor Conference Room.

Respectfully submitted,

Josh First

Josh First
Secretary