The regular monthly meeting of the Dauphin County Planning Commission was held Monday, January 7, 2019 in the Second Floor Conference Room of the Dauphin County Veteran’s Memorial Office Building, Harrisburg, PA. Chairman John Kerschner 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. Fred Lighty (Commissioner Liaison), Mr. Keith Oellig, Mr. Bob Spandler, Mr. Bill Specht, and Mr. Dan Tunnell. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff. A guest was Mr. Jason Weinstock.

REORGANIZATION 2019

Mr. First nominated, seconded by Mr. Lenker, that Mr. John Kerschner serve as Chairman. Mr. Oellig motioned for the nominations to be closed and called for a vote be taken on the nomination. The motion was approved with eight (8) in favor, none opposed and one abstention (Mr. Kerschner abstained).

Mr. Kerschner nominated, seconded by Mr. Spandler, that Mr. Chris Abruzzo serve as Vice Chairman. Mr. Lenker motioned the nominations to be closed and called for a vote to be taken on the nomination. The motion was approved with nine (9) in favor, none opposed.

Mr. Specht nominated, seconded by Mr. Lenker, that Mr. Josh First serve as Secretary, and Ms. Mary Gaiski as Treasurer. Mr. Oellig motioned for the nominations to be closed and called for a vote be taken on the nominations. The motion was approved with nine (9) in favor and none opposed.

MINUTES APPROVAL

On a motion by Mr. Spandler, seconded by Ms. Gaiski, the Commission approved 9-0 the minutes of the November 5, 2018 meeting.

TREASURER’S REPORT

On a motion by Mr. Specht, seconded by Mr. Spandler, the Commission approved 9-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of $2,266.50 for December, 2018. The Treasurer’s Reports in the form of Financial Statements for the month ending December 31, 2018 were accepted for filing and audit.

REPORTS
a. Report of Officers

b. Communications & Staff Reports
Mr. Deck presented information on staff’s work on Stormwater Management. Mr. Deck provided an update on the status of the agreement between Dauphin County and the Army Corps of Engineers to study regional stormwater. Investigations continue regarding the potential County role in this endeavor. Staff will continue to update the Commission on the progress of this issue. The Planning Commission discussed the extent other Counties have in this topic, including York, Cumberland and Lancaster Counties. Staff also gave updates on the work associated with the creation Agricultural Transfer of Development Rights model ordinance and Housing Affordability model ordinance.

c. Program Progress Report: December, 2018 (attached)

d. LPA Report: December, 2018 (attached)

e. Committees
Mr. Duke noted that staff is obtaining additional data regarding affordable housing and looking at when it would be appropriate to hold a second meeting on the topic. Staff is also looking to reschedule the meetings for the Comprehensive Plan Implementation Committee Meetings for early 2019.

OLD BUSINESS

a. Subdivision/Land Development Matters

1. Approvals

a. Elizabethville Borough – Timothy Schreffler Amish Shed Land Development Plan Subdivision Plan

Mr. Duke provided a history of the review of the application. He said the application was earlier reviewed and denied by the Dauphin County Planning Commission. As per the County Subdivision Ordinance, the applicant has the ability to appeal the decision.

Mr. Jason Weinstock represented the applicant and was present at the meeting. He said the applicant has prepared new plans which showed the moving of the shed 6 and 1/2 feet from the property line. He also stated Elizabethville Borough acknowledged Mr. Schreffler has complied with their concerns. A letter, dated November 28, 2018 from the Township had been previously forwarded to the Dauphin County Planning Commission with this statement. Mr. Weinstock said that he has been in contact with the Commission’s solicitor, Bruce Forman and they have been reviewing the possible concerns with the project. He felt that through the submission of the new development / site plan that all of the concerns have been addressed and
he requested the Planning Commission grant the appeal for the Schreffler land Development.

Mr. Duke summarized the information referenced by Mr. Weinstock regarding the interaction with Mr. Foreman and Mr. Weinstock. He stated there were still some conditions that were necessary to address all of the items associated with the plan approval. Mr. Weinstock reported those concerns were laid out in an e-mail between himself and Mr. Foreman, and that he had no issues with the proposed conditions.

Those conditions are as follows:

1. The plan will be updated to include the proper Dauphin County Approval signature blocks by Light-Heigel and Associates;
2. The applicant agrees to submit building permit applications as required by the law and the municipality will provide permits in accordance with the law;
3. The applicant will not have to file any further paperwork with Elizabethville Borough on the instant Land Development Plan and Appeal.

On a motion by Mr. Specht, seconded by Mr. Lenker, the Commission voted 9-0 to grant the applicant’s appeal for the land development application subject to the three conditions being met.

NEW BUSINESS

a. Subdivision/Land Development Matters

   1. Review/Comment

      On a motion by Mr. Kerschner, seconded by Ms. Gaiski, the Commission voted 9-0, to ratify staff reviews of the seven (7) applications

b. Zoning Amendments

   1. East Hanover – Hanover Logistics- Industrial Zone – Warehousing and Wholesale Trade Establishments Standards

      On a motion by Mr. Spandler, seconded by Mr. Specht, the Commission voted 8-0-1, with Mr. Oellig abstaining to recommend approval with comments on the proposed rezoning request.

   2. Gratz Borough- Ordinance Revision / Update

      On a motion by Mr. Specht, seconded by Mr. First, the Commission voted 9-0 to recommend approval with comments on the proposed rezoning request.
3. South Hanover Township – Residential Cluster (RC) Open Space Requirements

On a motion by Mr. First, seconded by Ms. Gaiski, the Commission voted 9-0 to recommend approval with comments on the proposed rezoning request.

c. Subdivision Ordinance Amendments

1. Halifax Township – Subdivision and Land Development Ordinance

On a motion by Ms. Gaiski, seconded by Mr. Kerschner, the Commission voted 8-0-1, with Mr. Lenker abstaining, to recommend approval with comments on the proposed subdivision ordinance amendments.

d. Comprehensive Plan

1. South Hanover Township Comprehensive Plan

On a motion by Ms. Gaiski, seconded by Mr. Kerschner, the Commission voted 9-0 to recommend approval with comments on the proposed subdivision ordinance amendments.

e. Intergovernmental Reviews

1. Steelton Borough - PA American Water Purchase of Steelton Borough water Authority

On a motion by Mr. Specht, seconded by Ms. Gaiski, the Commission voted 9-0 to forward a letter indicating concurrence of the action with the Comprehensive Plan.

2. York County – Hazard Mitigation Plan

On a motion by Mr. Lenker, seconded by Ms. Gaiski, the Commission voted 9-0 to recommend adoption of the plan.

ADJOURNMENT
There being no further business, the meeting was adjourned at 5:08 p.m. The next meeting of the Commission is scheduled for 4:00 p.m. on Monday, February 4, 2019 in the Dauphin County Veteran’s Memorial Office Building’s Second Floor Conference Room.

Respectfully submitted,

Josh First
Josh First
Secretary