The regular monthly meeting of the Dauphin County Planning Commission was held Monday, February 4, 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 4:05 p.m.

ROLL CALL

Those members present were: Ms. Mary Gaiski, Mr. John Kerschner, Mr. Fred Lighty (Commissioner Liaison), Mr. Keith Oellig, and Mr. Bill Specht. Also present were Mr. Steve Deck and Mr. Jerry Duke of the staff.

MINUTES APPROVAL

On a motion by Mr. Specht, seconded by Mr. Oellig, the Commission approved 5-0 the minutes of the January 7, 2019 meeting.

TREASURER’S REPORT

On a motion by Ms. Gaiski, seconded by Mr. Oellig, the Commission approved 5-0 to transfer to TCRPC the Subdivision and Sewage Module review fees in the amount of $3,462.50 for January, 2019. The Treasurer’s Reports in the form of Financial Statements for the month ending January 31, 2019 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, a federal law the county must address and incorporate. Mr. Deck said commission staff are developing a survey for Dauphin County municipalities to identify their stormwater issues and to gauge their interest in working with the Commission on a unified county-wide stormwater program. Staff also gave updates on the work associated with the creation of an Agricultural Transfer of Development Rights model ordinance, and meeting with the committee established about Housing Affordability. It was 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. It is anticipated the meeting would be in April.

c. Program Progress Report: January, 2019 (attached)

d. LPA Report: January, 2019 (attached)
e. Committees
Mr. Duke thanked the Commission members who assisted with the judging for the Premier Project awards. Announcement for entries for the 2019 program will be made in the fall. The next Comprehensive Plan Implementation Committee Meetings are February 21, 2019 at the Madeline Olewine Library starting at 10:30 AM.

NEW BUSINESS

a. Subdivision/Land Development Matters

1. Reviews/ Comments

   a. Mr. Deck gave a review of the new system for the Planning Commission Members to review the plans prior to the meeting. He discussed the website portal and the information contained on the dedicated web page. Planning Commission members provided comments regarding components of the approach and provided the staff with feedback. He introduced a web application tool that is to be available to commission members prior to next month's meeting. One comment was to have a brief description of each plan easily accessible to the Commission members. As second comment was to have the name of the municipality included in the plan title area. Staff will work to refine the web portal site with the suggested modifications. The Planning Commission will have an opportunity at the next meeting to review the changes and determine if any other changes may help improve the review process.

   On a motion by Mr. Specht, seconded by Ms. Gaiski, the Commission voted 5-0, to ratify staff reviews of the eleven (11) applications

2. Approvals


   Mr. Duke provided the review of the application. It is a lot add on to an existing lot located in Berrysburg Borough. One lot has a residential structure. The lot to be added to the residential lot is vacant.

   Mr. Duke outlined the several waivers from the requirements of the Dauphin County Subdivision and Land Development Ordinance. These included preliminary and final plan approval, waiver for providing street tree information, lighting and landscaping. Specifically they were as follows:

   (1) Sections 404, 405, and 406: Preliminary Plan submittal and approval
   (2) Section 506.T: Street Trees
   (3) Section 507: Lighting, and
   (4) Section 513: Landscaping
Mr. Duke also provided information on the components of the plans that are still outstanding or information that was not received from the applicant. The primary piece of information is that input from Berrysburg Borough has not been forwarded. Mr. Duke noted that he has spoken to Berrysburg officials and they are scheduled to review the application at their February 11, 2019 Council Meeting.

Mr. Duke recommended approval of the plan provided the applicant meet any concerns of Berrysburg Borough and provide the noted outstanding items.

The conditions recommended were as follows:

1. Approval date of the waiver be added to the plan prior to recording,
2. Provide evidence that the Drainage Easements or right of ways are not altered. The plan does not provide information on drainage and therefore additional information or a statement is to be provided. Section 407.1.B.,
3. Provide information on location of utilities. Sections 404 (10) (C) (6, 7); 404 (10) (D) (14, 15, 16); 406 (8) (c) (6, 7); 406 (8) (D) (13, 14, 15),
4. A signed municipal comment form be submitted. Section 406.9.J., and
5. Municipal comments are required to be complied with prior to recording.

On a motion by Mr. Oellig, seconded by Mr. Kerschner, the Commission voted 5-0 to grant the waivers from the four sections of the code.

On a motion by Mr. Specht, seconded by Ms. Gaiski, the Commission voted 5-0 to approve the application subject to the applicant meeting the five recommended conditions.

b. Sewer Modules

1. South Hanover – Wohlfarth Subdivision

On a motion by Mr. Oellig, seconded by Mr. Lenker, the Commission voted 5-0, to ratify staff comments on the submitted sewer module.

c. Intergovernmental Reviews:

1. Susquehanna Township – 4101 N. Front Street LLC Highway Permit Application

After some discussion regarding the issuing of comments on highway permit applications, it was the consensus of the Commission members to not issue any comments on this matter.
2. Wiedeman Funeral Come and Cremation Services – General Permit Application
   On a motion by Ms. Gaiski, seconded by Mr. Specht, the Commission voted 5-0 to forward a letter indicating concurrence of the application with the Comprehensive Plan.

d. Street Vacations

   1. Harrisburg City – Various Unnamed Paper Alleys between N. 7th Street & Moltker Street and Peffer Street & Maclay Street

       On a motion by Ms. Gaiski, seconded by Mr. Oellig, the Commission voted 5-0 to recommend approval of the proposed street vacations.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:51 p.m. The next meeting of the Commission is scheduled for 4:00 p.m. on Monday, March 4, 2019 in the Dauphin County Veteran’s Memorial Office Building’s Second Floor Conference Room.

Respectfully submitted,

Josh First
Josh First
Secretary