



Dickinson Township
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PLANNING COMMISSION MEETING JANUARY 13, 2016

PRESENT: **BILL BAKER, TOM SMITH, EARL BOCK, LYNN HOOVER, ROBERT LINE III**, Larry Barrick, Manager/Zoning & Codes Enforcement Officer; Marge Metzger, Secretary/Treasurer; Jason Reichard, Engineer .

VISITORS: Mike Wadel

ABSENT: Lorelei Coplen, Member; Susan Smith, Solicitor; Jason Reichard, Engineer.

CALL TO ORDER

The meeting was called to order at 6:05 PM by Interim Chairman Smith.

APPROVAL OF MINUTES

1. October 14, 2015 Planning Commission regular meeting minutes.

Bill Baker **motioned** to accept the October 14, 2015 regular meeting minutes. The motion was seconded by Lynn Hoover and passed unanimously.

CHAIRMAN'S COMMENTS:

Chairman Smith introduced Bob Line III as a new member of the Planning Commission and welcomed him to the Board.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Victor & David Barrick Modification Request for Chapter 178-13 of the SALDO, to Waive the Preliminary Plan Requirements.

Mike Wadel explained this is the fourth time for this plan located along Montsera Road. Several months ago a two acre tract was subdivided off. Because of the Clean and Green program requirements, the remainder piece of .232 acres on the southwest side could not be transferred until the new year. The .232 acre is a lot addition to the existing 2 acre lot which is Lot 3. There is no earth moving, construction, or sewage flow proposed.

Larry Barrick mentioned lot additions are excluded from the Non-Building waiver requirement with DEP. Engineer Reichard is okay with moving the plan forward without it.

The Cumberland County Planning Commission has requested the plan include an address for the owners of Lot #3.

Chairman Smith mentioned the plan being signed and notarized prior to recording. Larry Barrick said he checks all plans to verify that all conditions are met prior to recording the plans.

Earl Bock **motioned** to recommend approval of the modification request for Chapter 178-13 of the SALDO, to waive the preliminary plan requirement. The motion was seconded by Bill Baker and passed unanimously.

2. **Final Subdivision Plan for Victor & David Barrick (Deadline 4/12/16).**

Earl Bock **motioned** to recommend approval of the Victor & David Barrick final subdivision plan contingent upon the address for Lot #3, as per Chapter 178-21.A.6 being added. The motion was seconded by Lynn Hoover and passed unanimously.

3. **Michael T. Rowe Waiver Request for Chapter 178-21 of the SALDO, to Waive the Preliminary Plan Submittal Process**

Michael T. Rowe Modification Request for Chapter 187-24A of the SALDO, for a Modification of the Sheet Size Requirements

Michael T. Rowe Modification Request for Chapter 178-24A of the SALDO, for a Modification of the Drawing Scale Requirements

Michael T. Rowe Final Subdivision Plan (Deadline 4-12-2016)

Bill Baker **motioned** to table the Michael T. Rowe plan, waiver and modification requests. The motion was seconded by Lynn Hoover and passed unanimously.

BUSINESS: None.

SOLICITOR'S REPORT - No report submitted.

ENGINEER'S REPORT - No report submitted.

ZONING OFFICER'S REPORT

Larry Barrick said Trade Center 44 has all its approvals and is waiting for a signature from South Middleton on the inter-municipal agreement prior to recording the plan and starting construction.

PARK & RECREATION LIAISON REPORT - No report was submitted.

SUPERVISOR LIAISON REPORT - No report submitted.

Chairman Smith mentioned the Amazon warehouse has an excessive amount of lighting coming from the facility. There are five temporary lights with white LED lights. The lights are powered by generators. Larry Barrick said he has received no complaints. There have been no approvals for extra lights. He will check on it. There was a permit issued to move fencing to open up more areas for additional parking.

Earl Bock noticed a lot more truck traffic with staging on Allen Road and even in the turn lane to go to Ames Drive. Mr. Bock asked about the approval last year to put in an access road from the employee parking lot to Walnut Bottom Road. Nothing has happened with that. Larry Barrick said he has heard nothing. Before construction can begin, a pre-construction meeting would be needed, as well as correspondence with the township engineer to set up inspections.

ADJOURNMENT

Lynn Hoover **motioned** to adjourn the meeting at 6:20 PM. The motion was seconded by Bob Line and passed unanimously.

Respectfully submitted,
Marjorie E. Metzger
Secretary/Treasurer

Marjorie E. Metzger

