



Dickinson Township  
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## PLANNING COMMISSION MEETING MARCH 9, 2016

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

**VISITORS:** Mark Jones

**ABSENT:** Susan Smith, Solicitor

### **CALL TO ORDER**

The meeting was called to order at 6:00 PM by Interim Chairman Smith.

### **APPROVAL OF MINUTES**

#### **1. January 13, 2016 Planning Commission Organization meeting minutes**

Bill Baker **motioned** to accept the January 13, 2016 organization meeting minutes. The motion was seconded by Lorelei Coplen and passed by majority vote. Dennis Straub abstained from voting.

#### **2. January 13, 2016 Planning Commission regular meeting minutes.**

Tom Smith pointed out on page 2, under Supervisor Liaison report, the sixth sentence, add the word "will" between He and check.

Lorelei Coplen **motioned** to accept the January 13, 2016 regular meeting minutes, as amended. The motion was seconded by Bill Baker and passed by majority vote. Dennis Straub abstained from voting.

### **CHAIRMAN'S COMMENTS:**

Chairman Smith pointed out that he was appointed as the interim chairman in January, and it is now time to appoint a permanent chairperson for the rest of the year.

Bill Baker nominated Lorelei Coplen as Chairwoman of the Planning Commission for the remainder of 2016. The motion was seconded by Tom Smith and passed unanimously. Chairwoman Coplen took over the meeting.

**PUBLIC INPUT:** None.

### **REVIEW OF PLANS**

#### **1. Michael T. Rowe Subdivision Plan**

Mark Jones was present representing the plan. The township engineer's comment letter dated March 2, 2016 was received, which included administrative items and storm water management concerns. The storm water management items have been addressed and an updated report has been submitted. The only change on the plan would be the roof drain information.

There was discussion concerning the numbering of the lots. The plan shows Lots 1, 2, & 5. Is there a lot 3 & 4? Clarification is needed. The lots must be defined on the plan. There may have been a previous subdivision for this land. A note could be added to the plan that no building is proposed on surrounding lots at this time. Engineer Reichard said the importance of this plan is the proposed new lot. It could be called whatever lot number. Clarification on the plan is fine.

Engineer Reichard said the first four comments in his letter dated March 2, 2016 are outstanding. The storm water comments under #5, 6, and 7 have been addressed. Mr. Jones said a revised storm water report has been submitted, but a revised plan has not been.

**Michael T. Rowe Modification Request for Chapter 178-21 of the SALDO, to Waive the Preliminary Plan submittal process.**

Dennis Straub **motioned** to recommend approval of the modification request for Chapter 178-21 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Tom Smith and passed unanimously.

**Michael T. Rowe Modification Request for Chapter 178-24A of the SALDO, for a Modification of the Sheet Size Requirements**

Chairwoman Coplen **motioned** to recommend approval of the modification request for Chapter 178-24A of the SALDO, for the sheet size requirements. The motion was seconded by Bill Baker and passed unanimously.

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

Dennis Straub **motioned** to recommend approval of the modification request for Chapter 178-24A of the SALDO, for the drawing scale requirements. The motion was seconded by Bill Baker and passed unanimously.

**Final Subdivision Plan for Michael T. Rowe – Deadline 6-7-2016**

Dennis Straub **motioned** to recommend approval of the final subdivision plan for Michael T. Rowe subject to the conditions outlined on the staff memorandum dated March 2, 2016, comments 1-4 & 8 of the township engineer's correspondence, and to forward the plan to the Board of Supervisors. The motion was seconded by Earl Bock and passed unanimously.

**Michael T. Rowe Sewage Facilities Planning Module – Deadline 4-2-2016**

Dennis Straub **motioned** to recommend approval of the Michael T. Rowe Sewage Facilities Planning Module and to forward it to the Board of Supervisors for submission to DEP. The motion was seconded by Vice Chairman Hoover and passed unanimously.

**BUSINESS:**

Manager Barrick reported the Board of Supervisors is re-initiating the discussions on the Zoning Ordinance revision. Once the direction is determined, the Planning Commission will receive copies of the amendments for review and comment.

Chairwoman Coplen questioned the outcome of the MDR-O zoning amendment. Manager Barrick said it was approved with a slight adjustment of the line at the warehouse because it would have had a negative effect to the property owner. The line to the south was adjusted to mirror what was to be there.

**SOLICITOR'S REPORT** - No report submitted.

**ENGINEER'S REPORT** – No report submitted.

**ZONING OFFICER'S REPORT**

Larry Barrick said the new warehouse is moving forward. Trade Center 44 has their sewer approval. The Municipal Authority engineer is involved with the water line.

Tom Smith asked about the dirt on Alexander Spring Road. Larry Barrick said he has called several times and it has been cleaned up. Once construction of the building begins, they are required to use the access off of Dennison Circle. Because of the weather, the access road was not completed, but should be by April. Chairwoman Coplen said the berm is still being worked on. Dennis Straub said the berm has been finished up to the access road, but not to the east of it. Larry Barrick said the road from the South Middleton line to the access drive on Alexander Spring Road will be reconstructed, and they have agreed to extend the reconstruction approximately 400' more. The road reconstruction will include roadside storm drainage upgrades.

**PARK & RECREATION LIAISON REPORT** - No report submitted.

**SUPERVISOR LIAISON REPORT** - No report submitted.

Dennis Straub said he looks forward to working on the Zoning Ordinance and will try to get it done.

Chairwoman Coplen thanked the Board members for their vote of confidence in appointing her as Chairwoman.

**ADJOURNMENT**

Dennis Straub **motioned** to adjourn the meeting at 6:30 PM. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,

*Marjorie E. Metzger*  
Marjorie E. Metzger  
Secretary/Treasurer

