



Dickinson Township
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PLANNING COMMISSION MEETING MARCH 11, 2015

PRESENT: DENNY STRAUB, BILL BAKER, LYNN HOOVER, TOM IMHOLTE, EARL BOCK, LORELEI COPLIN, TOM SMITH - MEMBERS; Susan Smith, Solicitor; Denise Gembusia, Secretary/Treasurer.
ABSENT: Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Laura Portillo, Manager; Jason Reichard, Engineer.
VISITORS: Aubrey Kennedy, Bob Line III, Dennis Calaman, David Walton.

CALL TO ORDER

The meeting was called to order at 6:04pm by Chairman Straub. Those present recited the pledge of allegiance.

APPROVAL OF MINUTES

1. December 10, 2014 Planning Commission meeting minutes.

Tom Smith noted two changes to the minutes. On page 2 near the bottom, the word “compromised” should be changed to “comprise”. On page 3 under the bullet points, the words “road” and “section” should be reversed. Bill Baker **motioned** to approve the December 10, 2014 Planning Commission meeting minutes as amended. The motion was seconded by Lorelei Coplen and passed 5 – 0, with Tom Imholte and Lorelei Coplen abstaining.

CHAIRMAN’S COMMENTS

Chairman Straub reminded everyone to turn on their microphones.

PUBLIC INPUT: None.

REVIEW OF PLANS: None.

BUSINESS

1. Tuckey Application for an addition to the Dickinson Township Agricultural Security Area (ASA).

Members from the Agricultural Security Committee were asked to join the Planning Commission during the discussion on this business item. Bob Line III, Denny Walton and Dennis Calaman joined the Planning Commission at the front of the room. Solicitor Smith explained that an addition application was submitted under the ASA Law for the Tuckey property at 910 Myerstown Road, consisting of 65.83 acres and several farm buildings. The application must be presented to the Planning Commission and the Agricultural Security Committee for their review and recommendation before moving onto the Board of Supervisors. The application was published on January 6, 2015 and posted in five separate locations. The Planning Commission and Agricultural Security Committee members have 45 days from the day of publication to provide comments to the Board of Supervisors.

Tom Imholte asked if any comments were received from the public. Solicitor Smith replied that no comments were received from the public, adjoining land owners, or people interested in joining the application. She reviewed with the Committee and that an ASA designation has a 7-year life period and that the designation is tied to the land, not the owner.

Tom Smith asked if the County Planning Commission provided any comments. No comments were received from the Cumberland County Planning Commission (CCPC) since their last meeting was cancelled. The CCPC will provide comments after their next scheduled meeting on March 19, 2015.

Lorelei Coplen asked Solicitor Smith to review the Planning Commission's role in reviewing the application and the appeal process. It was noted that the application was for Agricultural Security and not for an Agricultural Conservation Easement. The latter is a decision for the State and County and requires the owner to already be in the Agricultural Security.

Dennis Calaman said he looked at the property and spoke to the land owner. He felt comfortable with recommending the approval of the application. Mr. Calaman also explained what the H.E.L. acronym meant; highly erodible land.

Lorelei Coplen **motioned** to recommend approval of the Tuckey application for inclusion in the Dickinson Township Agricultural Security Area to the Board of Supervisors. The motion was seconded by Bill Baker and passed unanimously.

2. Act 537 Plan Update Review and Comment

Solicitor Smith explained that the Act 537 Plan is a state-wide statute in which municipalities plan for sewage management. The Dickinson Township plan has not been updated since 1992, despite a ten year update requirement. A consulting firm was hired and drafted a new Act 537 plan for Dickinson Township. The focus of the plan is to address four main areas:

- Failing septic sites
- Creating or extending facilities
- Expenses associated with plan
- Corresponding with Comprehensive Plan, Zoning Ordinance and future development

The plan has been submitted to the Planning Commission for their comments and review.

Tom Smith asked if the plan was reviewed by the Township Engineer. Solicitor Smith stated no and explained that the Township Engineer was not charged by the Board of Supervisors to review the plan. However, the plan was developed by an Engineer from the consulting firm.

Denny Straub provided a background on how the plan was developed through the joint efforts of the Dickinson Township Municipal Authority and the Planning Commission. The original plan was to offer public water and public sewer as a way to attract and facilitate more types of development other than warehouses to the northeast corner of the township. However, it was determined that the costs were too high and there was not an interest in other types of development. Chairman Straub expressed his support of the document, save some minor grammatical errors and sentence structures. Solicitor Smith urged him to email Zoning Officer Barrick with the suggested phrasing and grammatical issues prior to March 31, 2015.

After some discussion, Bill Baker **motioned** to recommend approval of the Act 537 Plan, in concept, to the Board of Supervisors with the opportunity for Planning Commission members to individually comment on sentence phrasing and grammatical errors. The motion was seconded by Earl Bock and passed unanimously.

SOLICITOR'S REPORT

Solicitor Smith provided the Planning Commission with an update on the draft zoning ordinance, noting that it should be presented to the Planning Commission for their review and comments within the next few months. She also reviewed recent legal rulings in telecommunication facilities and the potential impact it may have on local municipalities.

ENGINEER'S REPORT – No report was submitted.

ZONING OFFICER'S REPORT – No report was submitted.

PARK & RECREATION LIAISON REPORT - No report was submitted.

SUPERVISOR LIAISON REPORT - No report was submitted.

ADJOURNMENT

Before adjourning, Chairman Straub noted that the South Middleton Township Supervisors did not approve the request for public sewer on the Dennison Tract. The Planning Commission will most likely need to review new plans, when submitted, based on the fact that they will need to remain with on-lot septic facilities.

Bill Baker motioned to adjourn the meeting at 7:10pm. The motion was seconded by Lynn Hoover and passed unanimously.

Respectfully submitted,



Denise Gembusia
Secretary/Treasurer

