



Dickinson Township  
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## PLANNING COMMISSION MEETING MAY 13, 2015

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

### CALL TO ORDER

The meeting was called to order at 6:00pm by Chairman Straub. Those present recited the pledge of allegiance.

### APPROVAL OF MINUTES

1. March 11, 2015 Planning Commission Organization meeting minutes.  
Earl Bock **motioned** to accept the March 11, 2015 organization meeting minutes as presented. The motion was seconded by Bill Baker and passed unanimously.
2. March 11, 2015 Planning Commission Regular meeting minutes.  
Lorelei Copen **motioned** to accept the March 11, 2015 regular meeting minutes as presented. The motion was seconded by Tom Imholte and passed unanimously.

### CHAIRMAN'S COMMENTS

Chairman Straub reminded everyone to turn on their microphones.

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

1. Final Subdivision Plan for Kenneth & Lucinda Heiser.  
Engineer Mike Wadel from E.L. Diffenbaugh Associates explained that Kenneth and Lucinda Heiser propose to subdivide lot 2A from their 81 acre property at the end of White Oak Drive. Proposed lot 2A is a 33.2 acre lot that is to be conveyed as a lot addition to adjoining lands of Aaron Krebs (Lot 2) for agricultural purposes. This final subdivision proposes no construction or earth-moving activities.

Mr. Wadel reviewed the 5 comments on the letter dated May 12, 2015, which was provided by Township Engineer Jason Reichard.

- In order to resolve the conflicts between the bearings and dimensions shown on Sheet SD-1 and those shown on Sheet SD-2, the bearings will be rotated on SD-1 and a revised plan sheet will be submitted.
- The existing 50 foot private right of way in the vicinity of White Oak Road will be transferred to Mr. Krebs from Mr. Heiser. This includes both ownership and access. Mr. Wadel stated that he could place a note on the plan to clarify this ownership.

3. Section 178-21.A.2 of the Subdivision and Land Development Ordinance (SALDO) requires the width of right-of-way and cartway to be provided for all existing and proposed streets. Mr. Wadel will add the measurements to the revised plan.
4. The seal and signature of the responsible professional land surveyor (SALDO Section 178-21.A.6) will be provided on the plan post-approval.
5. The owner's notarized signature (SALDO Section 178-21.A.7) will be provided on the plan post-approval.

Mr. Wadel said he would fix the issues the Cumberland County Planning Commission addressed in their review report dated April 27, 2015. The two comments are as follows:

1. The Curve Data Table should be completed to include information for C1 and C2 (SALDO 178-21.A.1).
2. The requested waiver and date of approval should be included on the Cover Sheet.

Zoning Officer Barrick stated that his review did not find any zoning issues. He suggested that the Township be provided with a copy of the final deed for Aaron Krebs showing that Lot 2A was conveyed to Lot 2.

Tom Imholte suggested showing on the plan that the property has public water, private on-lot septic and the 100 foot isolation distance. Mr. Imholte also requested the contour datum be placed on the plan. Mr. Wadel agreed to the modifications.

Mr. Imholte questioned why waivers were not requested for items such as sinkholes and steep slopes. Mr. Wadel explained that those items were not historically shown on plans that were requesting a non-building waiver. The Board held a lengthy discussion on how to preserve records so future generations understood the intent of the plans.

Lorelei Coplen **motioned** to recommend approval of the non-building waiver to the Board of Supervisors for the Kenneth and Lucinda Heiser Final Subdivision Plan. The motion was seconded by Bill Baker and passed unanimously.

Lorelei Coplen **motioned** to forward to the Board of Supervisors the Kenneth and Lucinda Heiser final subdivision plan and recommend approval of the waiver of Section 178-13 of the Dickinson Township Subdivision & Land Development Ordinance, contingent upon receipt of a letter from Engineer Wadel noting the SALDO Sections that were assumed granted due to the request of the preliminary plan waiver. Earl Bock seconded the motion and it passed unanimously.

**BUSINESS:** None.

**SOLICITOR'S REPORT** – No report was submitted.

**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**

Earl Bock **motioned** to adjourn the meeting at 6:34pm. The motion was seconded by Bill Baker and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer

