



Dickinson Township
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PLANNING COMMISSION MEETING JUNE 10, 2015

PRESENT: DENNY STRAUB, LYNN HOOVER, TOM IMHOLTE, LORELEI COPLEN, TOM SMITH - MEMBERS; Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Jason Reichard, Engineer (*late 6:05pm*); Susan Smith, Solicitor; Denise Gembusia, Secretary/Treasurer; Steve Hoffman, Cumberland County Planning Commission Representative.

ABSENT: BILL BAKER, EARL BOCK.

VISITORS: Bob Line III, Michelle Line, Ron Secary, Chuck Stehlick, Charles Courtney, Brian Kobularcik.

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. May 13, 2015 Planning Commission Regular meeting minutes.

Tom Imholte **motioned** to accept the May 13, 2015 regular meeting minutes as presented. The motion was seconded by Lorelei Coplen and passed unanimously.

CHAIRMAN'S COMMENTS

Chairman Straub noted that the Barrick plan was pulled by the owners and would not be discussed at the meeting.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Preliminary Subdivision & Land Development Plan for Goodman Logistics Center (Carlisle).

Ron Secary, Civil Engineer from Snyder, Secary & Associates, introduced himself to the Planning Commission. He offered to review the pages of the plan, but noted that he did not receive any Dickinson Township Engineer comments yet. Zoning Officer Barrick had hoped to receive comments from the Engineer before the end of the day, but the Engineer was still reviewing the plan. The Engineer was late to the meeting, but Mr. Barrick was hoping he would bring copies of the comments with him. Solicitor Smith explained that the property went through a conditional use approval. As part of that approval, there are ten conditions that need to be satisfied and included in the land development plan. She reviewed the history and procedures leading up to the submission of the preliminary subdivision and land development plan (SDLD) as well as what is expected of the Planning Commission review of the SDLD plan. The Engineer arrived and presented his comment letter to those present. Mr. Secary began reviewing the individual plan sheets with the Planning Commission.

Mr. Imholte asked what the applicant plans on doing with the stormwater management due to the karst geology. Mr. Secary said they tested for infiltration, conducted a geotechnical study including a seismic study, and completed a rock profile. These studies found typical Cumberland County limestone karst substrate and it was recommended that they do not use infiltration measures to handle the stormwater. The stormwater will be discharged at a controlled rate through the use of rain gardens and detention ponds, ultimately tying into the Penn DOT Ritner Highway and Allen Road (Exit 44) stormwater conveyance system.

Cumberland County Planning Commission Representative, Steve Hoffman, asked Mr. Secary to clearly note on the plan the direction of water flow and the stormwater conveyance line located on the Sheetz property. Mr. Secary agreed to do so.

Mr. Secary began discussing the modified landscaping plan. The new plan has 600 additional trees and is denser. Zoning Officer Barrick expressed concern over the maintenance of the berm with the additional plantings. Solicitor Smith asked if a Landscape Architect (LSA) designed the new vegetation plan. Mr. Secary said that it was and offered that there is a LSA seal on the plan, as per the South Middleton Township requirement. Mr. Straub questioned the use of Red Bud and Hemlock trees. Mr. Secary responded by stating that the applicant removed the White Pine trees and that all other species were native and allowable as per the Township's requirements. Mr. Secary was asked and agreed to add a note on the plan that clarifies the 5% landscaping requirement as per Dickinson Township's Subdivision and Land Development Ordinance Chapter 205-23.I(2)(a) Interior Landscaping.

All lights on site are not to exceed 25 feet in height. All have been directionalized and shielded, pointing inward to throw light down and forward. Mr. Straub asked if the applicant would commit to not installing clerestory windows on the Line's side of the building. Mr. Secary neither agreed nor disagreed.

The applicant requested a waiver from Dickinson Township's Stormwater Ordinance § 170-15.A.(1) Volume Controls, which states that a plan cannot increase the post-development total runoff volume for all storms equal to or less than the two-year, twenty-four hour duration precipitation. Mr. Secary noted that the NPDES permit was requested for non-infiltration. Engineer Reichard asked to have time to review the geotechnical report before making a recommendation on the waiver.

The applicant also requested two modifications from the Dickinson Township Stormwater Ordinance and the Subdivision and Land Development Ordinance § 170-21.E.9 and § 178-21.A which states that plans shall be submitted on sheet sizes of 18 x 24 or 24 x 36 inches. Mr. Secary said that the applicant provided 30 x 42 inch sheets due to the scale and scope of the project. Final plans for recording will be provided in accordance with the requirements.

Chapter 205-69.4(K) of the Dickinson Township Zoning Ordinance states that "access drives shall be a minimum of 28 feet, as measured at the street right of way line (unless a different width is required by Penn DOT as part of the Highway Occupancy Permit process) and a maximum of 35 feet wide, as measured at the throat of the access drive". The access drive across from Logistics Drive is 44 feet wide. It was requested that the applicant provide clarification on the width requirements from Penn DOT. Zoning Officer Barrick stated that the applicant may need to file for a variance from the Zoning Hearing Board (ZHB). Mr. Secary stated that the 44 feet was determined through the Penn DOT Highway Occupancy Permit (HOP) process and agreed to add a note stating such to the plan.

Mr. Straub asked the applicant to add the Dickinson Township parking requirement to sheet #3 of 34. Zoning Officer Barrick asked for a note on the plan that explains the truck queuing capability and, as a condition of plan approval, a final deed of consolidation showing that all lots are officially conveyed to lot #1. Additionally, Solicitor Smith asked for a notation of the trash receptacles on the property along with the times they may be accessed. Mr. Secary agreed to the requests.

Zoning Officer Barrick and Engineer Reichard stated that their reviews should be completed by the end of the following week.

BUSINESS: None.

SOLICITOR'S REPORT

Solicitor Smith reviewed recent legal decisions and movements regarding the Telecommunications Act. Mr. Hoffman noted that the County has a model ordinance that the township could use if needed. Ms. Smith also noted the legal decision regarding Governor Wolf's firing of the director of the Office of Open Records.

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

Lorelei Coplen **motioned** to adjourn the meeting at 7:28pm. The motion was seconded by Tom Imholte and passed unanimously.

Respectfully submitted,



Denise Gembusia
Secretary/Treasurer

