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## PLANNING COMMISSION MEETING OCTOBER 8, 2014

**PRESENT:** DENNY STRAUB, TONY SMITH, EARL BOCK, DAN WYRICK, BILL BAKER, TOM SMITH - MEMBERS; Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Denise Gembusia, Secretary/Treasurer; Jason Reichard, Engineer; Susan Smith, Solicitor; Steve Hoffman, Cumberland County Planning Specialist.

**ABSENT:** LYNN HOOVER.

**VISITORS:** Bob Line, Laura Portillo, Jim Hughes, James Mascaro, Greg Barrick, Tina Barrick, Michelle Line, Brian Evans, Nathan Wolf, Charles Courtney, Troy Briggs, Ron Secary, Chuck Stehlik.

### 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. August 13, 2014 Planning Commission meeting minutes.

Dan Wyrick motioned to approve the August 13, 2014 Planning Commission meeting minutes as presented. The motion was seconded by Bill Baker and passed unanimously.

### CHAIRMAN'S COMMENTS

Chairman Straub reminded everyone to turn on their microphones.

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

1. Revised Final Land Development Plan for Mountain Creek Distribution Center - Lot #2.

Plan representatives, Attorney Jim Hughes from Salzman & Hughes, Engineer Brian Evans from Evans Engineering, and James Mascaro from Mountain Creek Owner, LLC were in attendance. Attorney Jim Hughes reviewed the plan and explained that Amazon will be the tenant. The plan reflects an access drive at the knoll on Walnut Bottom Road that is for automobiles only. An 8-foot height restriction bar is shown on the plan over the incoming traffic lane at the access drive. Additionally, a sign will be placed on Walnut Bottom Road stating that the entrance is for employees and visitors only. The developer is working with PennDOT to schedule a scoping meeting which will address some of the comments on the Engineer's review letter dated October 6, 2014.

Denny Straub asked if the headlights of those leaving the access drive would fall onto the neighbor across the street. Although the neighbor is not directly across the street, the developer agreed to contact the homeowner to determine if they would like some screen plantings to alleviate any lighting issues.

Dan Wyrick questioned if the height restriction bar could be moved closer to the front of the access road and cover both the incoming and outgoing lanes. The developer agreed to make the change.

Denny Straub thought the monument sign near the access drive should be moved closer to Walnut Bottom Road. Engineer Evans stated that the sign could be moved closer to the road, but would need to be slightly further away from the drive due to the clear sight triangle. Chairman Straub also suggested adding an additional sign for westbound traffic. The developer agreed to add a street sign visible to westbound traffic stating that the entrance was for employees and visitors only.

Tony Smith motioned to recommend approval of the revised final land development plan for Mountain Creek Distribution Center, Lot #2 to the Board of Supervisors, condition to the developer contacting the neighbor across the access drive to determine their desire to have screen plantings, the height restriction bar covering both lanes and being moved closer to Walnut Bottom Road as zoning and sight distance allows, the addition of a street sign for westbound traffic, movement of the monument sign closer to Walnut Bottom Road as zoning and sight distance allows, condition upon satisfaction of the Engineer's comment letter dated October 6, 2014 and condition upon the berm being installed parallel with the drive and screen plantings being replanted. The motion was seconded by Bill Baker and passed with a 5 – 1 vote. Dan Wyrick cast the dissenting vote.

2. **Conditional Use Plan for Goodman Logistics Center (Carlisle) for Goodman North American Partnership Holdings, LLC.**

Present were plan representatives Attorney Charles Courtney, Engineer Ron Secary from Snyder, Secary & Associates, as well as Chuck Stehlik and Troy Briggs from Goodman North American Partnership Holdings. The current conditions were discussed, including the review of public utilities and current landscaping. Attorney Courtney discussed the possibility of moving the berm further away from the adjacent property line in order to conserve some of the existing trees. This action, however, would not meet the zoning ordinance requirement in Chapter 205.30.B.1, which states that the screening must be in the exterior 50% of the buffer area. Zoning Officer Barrick stated that if the applicant wanted to move the berm, they would need to apply for a variance from the Zoning Hearing Board or request a text amendment to the Zoning Ordinance.

Bob Line stated that the western border is the low side of the property. Mr. Secary noted that the berm follows the topography. Mr. Line expressed support for keeping as many existing trees as possible. He also stated that he felt this was a clash of usage by placing the most intensive land use next to the least intensive land use.

Solicitor Smith reviewed standards and conditions of a conditional use application. She noted that this application is not the same as a land development plan. Any conditions would require supporting documentation.

Denny Straub asked questions about truck stacking and the County Representative, Steven Hoffman, suggested adding pedestrian access to Sheetz.

Zoning Officer Barrick and Solicitor Smith reviewed the typical conditional use timeline and gave the Planning Commission instructions of what is expected of them at this time.

Bob Line said that a stone wall has been considered his property line for years and felt it might be an area of contention. Mr. Secary stated that the developer was able to retain the wall and didn't feel it would be a concern. Mr. Line stated that he was against the plan and added that he would be aggrieved by its passage.

Nathan Wolf stated that he and his clients had only seen the agenda that day and urged the Planning Commission to table the item until the next meeting.

Solicitor Smith offered that any property line dispute would need to be resolved before a public hearing. She added that any intention to preserve the stone wall fence would need to be properly documented.

Dan Wyrick expressed concern over storm water run-off to the local cemetery.

Earl Bock motioned to table the conditional use plan for Goodman Logistics Center until the next Planning Commission meeting, scheduled for November 12, 2014. The motion was seconded by Dan Wyrick and passed unanimously.

**BUSINESS:** None.

**SOLICITOR'S REPORT**

There was a discussion amongst the Solicitor and the Planning Commission members regarding zoning boundaries. The Solicitor provided the Planning Commission with clarification over their responsibilities when making their recommendations on the conditional use application.

**ENGINEER'S REPORT**

No report was submitted.

**ZONING OFFICER'S REPORT**

No report was submitted.

**PARK & RECREATION LIAISON REPORT**

No report was submitted.

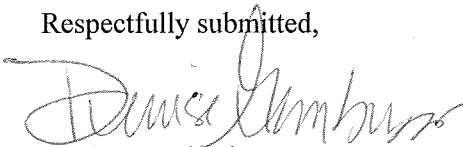
**SUPERVISOR LIAISON REPORT**

No report was provided.

**ADJOURNMENT**

Dan Wyrick motioned to adjourn the meeting at 8:39pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer