



Dickinson Township  
219 Mountain View Road  
Mount Holly Springs, PA 17065  
Phone: (717) 486-7424 ◊ Fax: (717) 486-8412  
[www.dickinsontownship.org](http://www.dickinsontownship.org)

## PLANNING COMMISSION MEETING NOVEMBER 24, 2014

**PRESENT:** DENNY STRAUB, LYNN HOOVER, TONY SMITH, EARL BOCK, DAN WYRICK, BILL BAKER, TOM SMITH - MEMBERS; Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Denise Gembusia, Secretary/Treasurer; Susan Smith, Solicitor.

**VISITORS:** Bob Line Jr., Joan Line, Bob Line III, Laura Portillo, Michelle Line, Nathan Wolf, Charles Courtney, Troy Briggs, Ron Secary, Greg Creasy.

### CALL TO ORDER

The meeting was called to order at 5:30pm by Chairman Straub. Those present recited the pledge of allegiance.

### APPROVAL OF MINUTES

1. October 8, 2014 Planning Commission meeting minutes.

Dan Wyrick **motioned** to approve the October 8, 2014 Planning Commission meeting minutes as presented. The motion was seconded by Bill Baker and passed unanimously.

### CHAIRMAN'S COMMENTS

Zoning Officer Barrick noted that the agenda states the meeting starts at 6pm instead of 5:30pm. Chairman Straub reminded everyone to turn on their microphones.

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

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

Plan representatives Attorney Charles Courtney from McNeese, Wallace & Nurick, Engineer Ron Secary from Snyder, Secary & Associates, and Troy Briggs from Goodman North American Partnership Holdings were present. Greg Creasy discussed the traffic study with the Planning Commission. He discussed trip generation and peak arrival estimates, noting that the estimated morning peak hour truck traffic was 90 and the estimated evening peak hour truck traffic was 30. The traffic study included 450 feet of left lane queuing analysis. Mr. Creasy answered questions regarding analysis factors and processes. Some developments and planned warehouses were included in the traffic analysis, but the Dennison Tract was not part of this study. There was a discussion about where the guard shack would be built. Ron Secary stated the shack could be erected further internally along the entrance drive to prevent stacking. Troy Briggs added that there was no plans for a guard shack at this time.

Bob Line III mentioned that True Temper Drive in South Middleton Township is experiencing truck stacking problems. This is due to trucks arriving early and not being allowed to enter the warehouse facility. The trucks then stack along True Temper Drive and idle their engines.

Bob Line Jr. asked if the retention ponds are included in the open space calculations. Charles Courtney explained that there is no open space requirement, but rather a non-building requirement and that the plan follows the requirements of the ordinance. Denny Straub clarified this point for Mr. Line's understanding.

There was a lengthy discussion regarding queuing and traffic.

Nathan Wolf asked if a contingency plan is in place if the 35 foot wide access road were shut down due to an emergency or collision. Charles Courtney stated that South Middleton Township actually suggested an access road out to Ritner Highway for any emergency scenario.

Bob Line III asked what provisions were in place to prevent idling and Tom Smith asked how it would be enforced. Charles Courtney explained that the traffic report includes an anti-idling policy, enforced by the State Police. Goodman-Birtcher will take an active role in prevention by conducting periodic inspections to ensure compliance with applicable laws, ordinances and conditions.

Dan Wyrick asked who would have access to the compliance reports. Troy Briggs explained that the reports would be private information, but that the Township would have the right to approach Goodman-Birtcher with any complaints or concerns. Inspections by Goodman-Birtcher would be conducted quarterly, but could be more often, depending on whether or not there are problems or concerns.

Bob Line Jr. discussed how trucks idle at Sheetz every morning and there has been no enforcement of PA's anti-idling laws. He asked if PennDOT has approved the new lanes being discussed. Chairman Straub clarified that the lanes already exist. Mr. Line stated that the Planning Commission does not have to approve a conditional use. Chairman Straub explained that the Township must approve a conditional use if the developer meets the requirements and conditions.

Nathan Wolf asked if a truck not located in a parking spot at the warehouse facility would be considered idling. Denny Straub stated that the PA Anti-idling laws outline those provisions. Attorney Wolf wondered how the developer planned to enforce truck idling within the warehouse facility and asked if they would allow idling within a stacking site. Troy Briggs explained that they must allow trucks to reach the site while Lynn Hoover explained new technology that prevents idling.

Bob Line III wanted it noted that there was a facility nearby that removes the new anti-idling technology and skirts the diesel emission filtering systems.

Dan Wyrick questioned how much time, money and/or resources will be dedicated to anti-idling enforcement. Mr. Briggs said that Goodman-Birtcher has a regional property manager that will aid in enforcement efforts.

Michelle Line talked about the 35 mph zone on Allen Road turning into a 40 mph zone near the proposed warehouse. She wanted to know who is responsible for changing the speed limit along Allen Road. She was told that PennDOT would have to conduct their own traffic study and be the party responsible for any speed limit modifications. Mrs. Line discussed her encounter with a truck driver at Sheetz who left his truck idling for over 20 minutes.

Tom Smith felt that the Dennison Tract along Alexander Spring Road should be included on the traffic study. The Planning Commission agreed that the traffic study should be updated to include traffic patterns associated with the Dennison Tract. Also, the Planning Commission wanted to see security fencing along the western boundary of the property, beyond the berm and closer to the property line.

Nathan Wolf stated that the applicant has to prove compliance with all requirements. He questioned if the traffic study would be considered accurate without the inclusion of the Dennison Tract and why the air quality report lists 2.5 particulate matter as non-toxic. Attorney Wolf felt that the applicant has not met the requirements for compliance.

Dan Wyrick suggested an annual or bi-annual report that would show compliance with anti-idling policies. The Planning Commission agreed that a compliance report would be a good recommendation to pass along to the Board of

Supervisors. The Planning Commission discussed the possibility of an air quality monitor. Although the majority of Planning Commission members wanted to suggest a monitor to the Board of Supervisors, Tony Smith and Bill Baker disagreed with such a recommendation. They felt an air quality monitor would not be able to differentiate where air pollution was being generated and unfairly place blame for pollution possibly from the Interstate or other warehouses.

Michelle Line suggested the developer look into low-mow grasses, which they said they would consider.

Dan Wyrick **motioned** to move the Conditional Use Plan for Goodman Logistics Center (Carlisle) for Goodman North American Partnership Holdings, LLC to the Board of Supervisors with the following comments and discussion points:

- Construction of an emergency access road along Ritner Highway in South Middleton Township;
- A traffic study update to include analysis with Dennison Tract projections;
- Security fencing along the western border, beyond the berm and closer to the property line;
- An annual or bi-annual anti-idling compliance report submission from Goodman-Birtcher; and
- Placing a 2.5 particulate matter monitor on/near the building.

The motion was seconded by Earl Bock and passed unanimously.

## **BUSINESS**

### **1. Act 537 Plan Update Review and Comment**

The Planning Commission has a 30-day period to provide comments. Manager Portillo and Zoning Officer Barrick stated they did not feel the current copy is ready for public comment. They recommended giving the document back to Glace Associates to edit in order to reference the most updated planning documents adopted by Dickinson Township. Solicitor Smith reviewed the purpose of an Act 537 Plan. The Planning Commission gave consensus that they agreed with the overall content of the Act 537 plan, Phase 1.

Bill Baker **motioned** to return the Act 537 Plan, Phase 1 to Glace Associates for updated planning document references before providing any comments. The motion was seconded by Lynn Hoover and passed unanimously.

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

**ENGINEER'S REPORT** - No report was submitted.

**ZONING OFFICER'S REPORT** - Zoning Officer Barrick reported that the second warehouse on the Sparks Tract will break ground shortly.

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

**SUPERVISOR LIAISON REPORT** - No report was provided.

## **ADJOURNMENT**

Dan Wyrick asked if the Board of Supervisors will consider the three County comments on the Goodman-Birtcher plan separately since the Planning Commission did not review them. He was told that the Board would receive the Cumberland County Planning Commission's review document. Bill Baker motioned to adjourn the meeting at 7:30pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer

