



Dickinson Township
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PLANNING COMMISSION MEETING DECEMBER 10, 2014

PRESENT: DENNY STRAUB, LYNN HOOVER, BILL BAKER, TOM SMITH, DAN WYRICK (*late 6:08pm*) - MEMBERS; Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Denise Gembusia, Secretary/Treasurer; Susan Smith, Solicitor; Steve Hoffman, Cumberland County Planning Commission Representative; Jason Reichard, Engineer.

VISITORS: Laura Portillo, Mac Utsey, Ron Lucas, Gary Frederick, Brian Evans.

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. November 24, 2014 Planning Commission meeting minutes.

Bill Baker **motioned** to approve the November 24, 2014 Planning Commission meeting minutes as presented. The motion was seconded by Tom Smith 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 A.C. Kuhn, Lot #3.

Engineer Brian Evans from Evans Engineering presented the revised final land development plan to the Planning Commission. He explained that a final land development plan for the construction of a 665,417 square foot warehouse facility was approved in 2005 through a court approved settlement agreement. Hillwood, the equitable owner of the site formerly known as the Dennison Tract, is proposing modifications to the approved land development plan including a reduction in square footage to 610,625, more automobile parking spaces, and moving the trailer storage parking from the western side of the lot to the northern side near Interstate 81. The proposed changes would reduce the impervious coverage by approximately 34,600 square feet. The revised plan also proposes public sewer.

Denny Straub asked if the zoning line boundary was correct. This sparked a debate about whether or not the zoning line applied was correct and what setback distances should apply.

Tom Smith asked the Solicitor what provisions apply since the plan was court approved. Solicitor Smith explained that the 2005 ordinances would apply. She also noted that the Engineer had not had time to fully review the proposed revisions and explained that the applicant should consider the Engineer's concerns when they have been submitted. Dan Wyrick asked for clarification of the process since the plan was court approved. The Solicitor clarified that the Planning Commission would need to provide comments based on the standards set forth in the approved plan and based off of the 2005 zoning ordinance.

Denny Straub asked if the developer could review ways to reduce noise from tractor trailers. Brian Evans explained that the berm is proposed to be 15 feet high. Chairman Straub felt that the noise would still travel over the berm. Engineer Evans stated that he would ask the developer to consider adding "No Jake Brake" signs to help alleviate some of the noise. Although the 2005 standards for tree species included white pines, Mr. Straub asked the developer to consider using a different species of evergreen, such as fir or spruce, since white pine has historically been a problem tree. Engineer Evans added that the lighting on the Alexander Spring Road side of the building would be kept low.

Tom Smith asked if the building height would be 35 feet. Engineer Evans said that it would be close to the 40 foot maximum, with a base at the 546 elevation mark. The building will actually be lowered one additional foot than the proposed plan.

Dan Wyrick asked about the drainage easement on lot #2 (shown on page C.5.1). Engineer Evans explained that it is a detention basin which will carry the overflow water to the creek. Mr. Wyrick questioned what will happen with the cemetery located on the southwest corner of the plan. Engineer Evans said he recalled that the original plan was for the developer to repair the stone-stack walls and create the access drive to the cemetery, which will then have a locked gate. A citizen's group plans to maintain the inside portion of the cemetery. Mr. Wyrick said he recalled the same intention, but didn't think it was ever formalized in writing. Engineer Evans said he would have to defer to the attorneys for the court approved plan whether or not it was formally settled, but he would track the information down.

Denny Straub asked questions about drainage and filtration on the southwest corner of the plan. Engineer Evans explained that the court approved design does predate the current NPDES regulations, but it is under a current NPDES permit that expires on May 28, 2018. Township Engineer Reichard asked why a stormceptor was not included in the lower southwest corner of the plan. Engineer Evans explained that it was not required at the time of the original approval.

Tom Smith questioned if all incoming traffic would be directed through Dennison Circle and what route outbound traffic would take. Engineer Evans explained the traffic patterns. Mr. Smith wanted to know if anything could be done to control the speed along the paved drive in front of the facility that continues east down Dennison Circle. Mr. Evans said that the developer might be amendable to installing speed tables.

Tom Smith asked Mr. Evans to speak about the road improvements on Alexander Spring Road. Engineer Evans said that the developer would saw cut the outer section of the road, build the outer parts and scratch coat the surface with the overlay on top. Mr. Smith thought it would make more sense to improve the whole road, rather than just the shoulders and outer sections. Dan Wyrick agreed.

The owners are listed as the Craig's under the notes on Sheet C2, which is incorrect. Engineer Evans said he would update the listing.

Brian Evans noted that the new plan proposes public sewer. He received a letter stating that South Middleton Township Municipal Authority (SMTMA) has the capacity to handle the additional load. This plan, including the capacity request, is on the agenda of the December 18th South Middleton Township Board of Supervisors' meeting.

Dan Wyrick asked how the building square footage decreased. Engineer Evans explained that the building was shortened on the north side, but expanded on the west side.

Denny Straub asked what Hillside could do to help prevent 2.5 particulate matter and truck idling. Engineer Evans explained the PA State Anti-idling Law and offered that the berm and vegetation would help prevent travelling sound.

Tom Smith asked when construction would begin. Gary Frederick, Senior Vice President of Hillwood Enterprises, stated that he was hoping for late spring this year, but it wasn't his decision to make. Mr. Smith asked what material would comprise the building exterior. Mr. Frederick stated the material would be concrete panels.

Denny Straub asked if the developer would consider not adding the windows to the top side of the south side of the building in order to help with light pollution. Mr. Frederick agreed to this condition. A discussion ensued regarding plantings on the berm. Mr. Frederick also agreed to add additional plantings on the western side of the building in order to help alleviate noise concerns. Lastly, Mr. Straub asked if there was a height restrictor on the access road. Engineer Evans directed Mr. Straub to Sheet C.3.1 and explained the placement of the height restrictor bar.

Zoning Officer Barrick suggested the addition of an oil and water separator on the southwest end of the project site by the parking area. Solicitor Smith asked Engineer Evans to change the plan title in order to avoid confusion with the court approved plan. Evans agreed.

Lynn Hoover **motioned** to move the revised final land development plan for A.C. Kuhn, Lot 3 to the Board of Supervisors with the following comments, considerations and discussion points:

- Consideration of replacing white pines with fir or spruce trees;
- The developer agreed to not placing windows on the top side of the southern walls of the structure;
- Consider installing "No Jake Brake" signs, speed signs and speed tables;
- Updating the owner listing on the notes;
- The possibility of improving the entire road section and not just outer sections of Alexander Spring Road;
- The developer agreed to more landscape plantings on the western side berm;
- Finding related documentation to clarify improvements/ownership of cemetery;
- Consideration of the Engineer's comments when received;
- The addition of an oil and water separator on the southwest end of the project site by the parking area; and
- A verbal agreement to change the plan title in order to avoid ambiguity.

The motion was seconded by Bill Baker and passed unanimously. Thankful for the thoughtful input, Mr. Frederick complimented the Planning Commission on holding such a constructive meeting.

BUSINESS

1. Act 537 Plan Update Review and Comment

The Township Manager and Zoning Officer met with Bob Reisinger from Glace Associates to address the concerns and changes to the Act 537 Plan. The Township is awaiting the modified draft based on that meeting.

SOLICITOR'S REPORT – Solicitor Smith reported that the first public hearing for the Goodman-Birtcher Conditional Use application was held at Penn Township Volunteer Fire Company on December 8, 2014. She also noted that the MS4 (storm water management) updates are in effect and might start to affect the Township soon.

ENGINEER'S REPORT – The Engineer did not submit a formal report.

ZONING OFFICER'S REPORT - Zoning Officer Barrick had no report or concerns.

PARK & RECREATION LIAISON REPORT - No report was submitted.

SUPERVISOR LIAISON REPORT - No report was provided.

ADJOURNMENT

Dan Wyrick motioned to adjourn the meeting at 7:47pm. The motion was seconded by Lynn Hoover and passed unanimously.

Respectfully submitted,



Denise Gembusia
Secretary/Treasurer

