



Dickinson Township
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PLANNING COMMISSION MEETING MARCH 12, 2014

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

VISITORS: Laura Portillo.

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. February 12, 2014 organization meeting minutes.

Tony Smith motioned to approve the February 12, 2014 Planning Commission organization meeting minutes as presented. The motion was seconded by Earl Bock and passed unanimously.

2. February 12, 2014 regular meeting minutes.

Dan Wyrick motioned to approve the February 12, 2014 Planning Commission regular meeting minutes as presented. Lynn Hoover seconded the motion and it passed unanimously.

CHAIRMAN'S COMMENTS

Chairman Straub reminded everyone to turn on their microphones.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Preliminary/Final Subdivision Plan for Scott Eimerbrink – deadline June 10, 2014.

2. Planning Module for Scott Eimerbrink – deadline April 25, 2014.

No representative was present for the discussion of the plan. Township Engineer Reichard reviewed his March 10, 2014 comment letter. After reviewing aerial images of the subject property, it became clear that an existing structure is located on residual lot 1. Section 178-21.A.3 of the Subdivision and Land Development Ordinance (SALDO) requires the location and dimensions of existing buildings to be provided on the plan, which is currently not referenced. A second gravel access drive intersecting with the Starner driveway was also identified. Section 178-42.G of the SALDO requires all lots to be accessed by way of a public or private street. Engineer Reichard noted that the Planning Commission and Board of Supervisors will need to determine if a new access will be required for lot 1 or if the existing shared access will be allowed to remain.

Bill Baker stated that the legend indicates the driveway as a dotted line, but the plan shows it as a solid line. He also asked the Engineer if Terry A. Starner was the same person as Terry R. Starner. The Engineer said the middle initial 'A' was a typo and that they were the same person.

Tom Smith noted several items referenced in the legend that were not indicated on the plan.

Zoning Officer Larry Barrick recommended making a dual access agreement a condition of approval if the Planning Commission allows the single access on lot 1. He noted that 2.13 acres would be the minimum required lot size. No lots on the proposed plan currently meet that requirement. There were discussions on minimum lot sizes, irregular lots, de-nitrification systems, stormwater management plans, existing driveways, and culvert pipe sizes.

Zoning Officer Barrick said he would communicate the discussed concerns with the applicant's Engineer.

Bill Baker motioned to table the preliminary/final subdivision plan for Scott Eimerbrink. The motion was seconded by Dan Wyrick and passed unanimously.

Dan Wyrick motioned to request the applicant provide a time extension request letter on the Scott Eimerbrink planning module that will coincide with the deadline for the preliminary/final subdivision plan. The motion was seconded by Bill Baker and passed unanimously.

BUSINESS: None.

SOLICITOR'S REPORT

The Solicitor was not present.

ENGINEER'S REPORT

The Engineer did not provide a report.

ZONING OFFICER'S REPORT

The Zoning Officer did not provide a report.

PARK & RECREATION LIAISON REPORT

Dan Wyrick did not provide a report.

SUPERVISOR LIAISON REPORT

No report was provided.

ADJOURNMENT

Earl Bock motioned to adjourn the meeting at 6:48pm. The motion was seconded by Lynn Hoover and passed unanimously.

Respectfully submitted,



Denise Gembusia
Secretary/Treasurer

