



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

PLANNING COMMISSION MEETING
MAY 14, 2014

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

VISITORS: Laura Portillo, Mike Wadel, Bob Line, Michelle Line, Doug Brehm, Tom Flower.

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. March 12, 2014 Planning Commission meeting minutes.

Bill Baker motioned to approve the March 12, 2014 Planning Commission meeting minutes as presented. The motion was seconded by Tony Smith and passed unanimously.

CHAIRMAN'S COMMENTS

Chairman Straub reminded everyone to turn on their microphones.

PUBLIC INPUT

Bob Line asked what steps he would need to take to have his property rezoned as agricultural. Larry Barrick explained that the process would be determined through the provisions of the zoning ordinance and not the SALDO. He suggested Mr. Line either files a curative amendment in order to start the process or requests that the map be amended during the Zoning Ordinance rewrite.

REVIEW OF PLANS

1. Preliminary/Final Subdivision Plan for Barbara Lillich – deadline 8-12-2014

2. Non-building declaration for Barbara Lillich

Doug Brehm explained the project to the Planning Commission. The subdivision would create a 12 acre lot along North Dickinson Road which would contain the existing single family dwelling and outbuildings. The 87 acre residual lot would be used for agricultural purposes. No new construction would result from the subdivision. Larry Barrick noted that four waivers were being requested and that the SEO signed off on the non-building declaration.

Bill Baker motioned to recommend granting the following waivers for the Barbara Lillich Subdivision Plan:

- Article IV, Section 178-22: Submittal of Preliminary Plans
- Article IV, Section 178-21.A.(5): Existing Field Survey Topographic Contours
- Article IV, Section 178-23.B: Environmental Impact Study – Steep Slopes
- Article IV, Section 178-23.C: Environmental Impact Study – Wetlands

The motion was seconded by Tom Smith and passed unanimously.

Bill Baker motioned to recommend approval of the Preliminary/Final Subdivision Plan for Barbara Lillich to the Board of Supervisors. The motion was seconded by Dan Wyrick and passed unanimously.

Engineer Reichard asked that the Planning Commission recommend the approval to the Board with the condition that a boundary survey must be conducted on the parent tract to establish the necessary bearing and distances to tie the proposed lot with the existing parcel. Currently, the parcel is tied to the intersection of North Dickinson School Road and West Old York Road.

Bill Baker rescinded his motion and Dan Wyrick rescinded his seconding of the motion. Bill Baker then motioned to recommend approval of the Preliminary/Final Subdivision Plan for Barbara Lillich to the Board of Supervisors, condition upon satisfying the boundary survey as outline in the Engineer's May 13, 2014 comment letter. Dan Wyrick seconded the motion and it passed unanimously.

Dan Wyrick motioned to recommend approval of the non-building declaration for the Barbara Lillich subdivision. Bill Baker seconded the motion and it passed unanimously.

3. *Preliminary/Final Subdivision Plan for Woods of Barnitz Lot #89 – deadline 8-12-2014*

4. *Planning Module for Woods of Barnitz Lot #89 Final Subdivision – deadline 6-20-2014*

Mike Wadel explained that a 1.16 acre lot would be subdivided from a 4.67 property located on the east side of Mountain View Road. The 1.16 acre residential lot would have a proposed single-family dwelling while the residual 3.5 acre lot would be conveyed as a lot addition to Dickinson Township, as it is adjacent to the municipal building and would be used for institutional purposes.

Engineer Reichard reviewed his comment letter dated May 12, 2014 and Mr. Wadel agreed to address the issues that were outlined in the letter before presenting the plan to the Board of Supervisors.

Dan Wyrick asked if lot 89 would be part of the Home Owner's Association (HOA). Mr. Wadel said he could research the issue and provide a note on the plan after the Solicitor's review.

The County review recommended a screen buffer between the proposed institutional use (lot 88) and the proposed residential use (lot 89). Larry Barrick explained that a 50 foot buffer should be provided and the responsibility of planting falls upon the institutional use. He noted that the township plans to plant the buffer in accordance with Zoning Ordinance Section 205-30. Mr. Wadel agreed to add the planting on the plan with reference to the cited section of the ordinance.

Tony Smith motioned to recommend approval of the preliminary/final subdivision plan for Woods of Barnitz, Lot 89 condition upon satisfying comments from the Engineer's review and the County's review. The motion was seconded by Bill Baker and passed unanimously.

Dan Wyrick motioned granting the following waivers for the Preliminary/Final Subdivision Plan for Woods of Barnitz, Lot #89:

- Article IV, Section 178-22: Submittal of Preliminary Plans
- Article IV, Section 178-17: Submittal Fees

The motion was seconded by Tom Smith and passed unanimously.

Dan Wyrick motioned to recommend approval of the Planning Module for Woods of Barnitz Lot #89 Final Subdivision. Tony Smith seconded the motion and it 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

Before adjourning, Chairman Straub asked Larry Barrick to add a discussion on screening and buffering tree species to the next month's agenda. Bill Baker motioned to adjourn the meeting at 7:05pm. The motion was seconded by Dan Wyrick and passed unanimously.

Respectfully submitted,



Denise Gembusia
Secretary/Treasurer