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## PLANNING COMMISSION MEETING JUNE 11, 2014

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

**ABSENT:** BILL BAKER

**VISITORS:** Bob Line.

### 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. May 14, 2014 Planning Commission meeting minutes.

Dan Wyrick motioned to approve the May 14, 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:** None.

### BUSINESS:

1. Agricultural Security Area for Central Valley Farms, LLC (695 Burnt House Road).

Mrs. Margie Jones submitted an application requesting the creation of an Agricultural Security Area (ASA) for Central Valley Farms. The properties up for consideration are a 96.96 acre lot that contains several active farm buildings and a 3.9 acre lot that is vacant. The lots are contiguous, land-locked lots which have been farmed for many years. Township residents were given a 15-day period to comment on the proposal. Zoning Officer Barrick stated that the public notice was properly posted on May 21, 2014 at various locations and in the newspaper. He received only one phone call and the caller was in support of the application. After explaining the difference between Agricultural Security and Agricultural Easements, Zoning Officer Barrick stated that the property is currently located in the low-density residential district and is permitted to become agriculturally secured.

Dan Wyrick wanted to see a map marked with nearby ASA properties to help make decisions regarding long-term planning. Zoning Officer Barrick said that a map was presented to the Planning Commission approximately one year ago. He offered to provide it to the Planning Commission again, if needed.

Tom Smith questioned the ASA timeline and procedures. Zoning Officer Barrick explained that the property was posted on May 21, 2014. There was a 15-day period allowed for comment, which has now passed. The Planning Commission now has 45 days to review the ASA application. If the Planning Commission fails to act within the 45-

day period, the plan will be presented to the Board of Supervisors without a Planning Commission recommendation. A hearing will have to be held within 180 days from the date of the ASA submittal.

Tony Smith motioned to recommend approval of the agricultural security area application for Central Valley Farms to the Board of Supervisors. The motion was seconded by Lynn Hoover and passed unanimously.

2. **Discussion of Chapter 205.30 – Tree Species Update.**

Denny Straub presented pictures of white pine trees near his property which were planted during the development of the S.C. Johnson and Unilever warehouses. He wanted to prohibit white pines as an approved screen planting tree and to require a mulch bed under screening plantings to help protect tree skirts.

Dan Wyrick suggested reviewing the definition of screening so it can include language regarding foliage requirements from the ground level up. When lower branches of a tree die, the developer would have to maintain the screening by planting a new tree. This would also prevent more disease susceptible trees from being planted in the first place.

Earl Bock asked if screening maintenance is required. Zoning Officer Barrick said yes, but that it is very difficult to consistently enforce. Dan Wyrick suggested reviewing the zoning ordinance screening requirements to determine if there is an annual maintenance check. Even if it may not be a proactive approach, including a maintenance check would at least provide an avenue for enforcement. He also suggested comparing Section 205.30(A-C) with the draft zoning ordinance that is currently being considered.

Zoning Officer Barrick suggested Chairman Straub draft a letter to the Board of Supervisors regarding the Planning Commission's intention to review the screening requirements. The Board can then determine if they would like to direct the Planning Commission to pursue an update to the screening requirements. Zoning Officer Barrick stated that changing the zoning ordinance would require a hearing and that the Board may not want to spend the money associated with making such a change. Chairman Straub agreed and stated he would draft a letter to the Board of Supervisors.

**SOLICITOR'S REPORT** - The Solicitor was not present.

**ENGINEER'S REPORT** - The Engineer was not present.

**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**

Dan Wyrick motioned to adjourn the meeting at 6:55pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer

