



Dickinson Township
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PLANNING COMMISSION MEETING JULY 8, 2015

PRESENT: DENNY STRAUB, LYNN HOOVER, TOM SMITH, BILL BAKER, EARL BOCK, LORELEI COPLEN, TOM IMHOLTE (*late 6:05pm*) - MEMBERS;
Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Jason Reichard, Engineer; Susan Smith, Solicitor; Denise Gembusia, Secretary/Treasurer.

VISITORS: Mike Masley, Ron Secary, Charles Courtney, Brian Evans, Ron Lucas, Gary Frederick, Troy Briggs, Brian Kobularcik.

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. June 10, 2015 Planning Commission regular meeting minutes.

Chairman Straub noted that 'clear story' windows should be replaced with 'clerestory windows' on the second page of the meeting minutes. Lorelei Coplen **motioned** to accept the June 10, 2015 regular meeting minutes with the spelling correction. The motion was seconded by Tom Smith and passed 6 – 0, with Bill Baker abstaining.

CHAIRMAN'S COMMENTS: None.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Sewage Planning Module (Component #2) for Mike Rowe.

The subject property is located on Myerstown Road, east of Goodyear Road. The purpose of the plan is to obtain sewage planning approval from the Pennsylvania Department of Environmental Protection (DEP) to change a non-building lot into a buildable lot so the Township Sewage Enforcement Officer may issue a sewage permit for lot #1 of the final minor subdivision plan for Michael and Lisa Rowe. Lot #1 was approved as an agricultural lot with a non-building declaration. The lot will be served with an individual on-lot sewage disposal system and a private well. No boundary lines are being changed as a result of this requested modification.

Solicitor Smith recommended having the applicant submit a revised plan of record since the original plan shows the lot as being non-buildable. Lorelei Coplen suggested looking into whether or not the lot meets the current standards set forth in the township code, despite having met those standards at the time of original approval.

Earl Bock **motioned** to recommend approval of the Mike Rowe Sewage Planning Module to the Board of Supervisors, condition upon submittal of a revised final minor subdivision plan before the applicant can apply for a building permit. The motion was seconded by Lorelei Coplen and passed unanimously.

Lorelei Coplen **motioned** to recommend that the Board of Supervisors set policy and/or procedure on making a non-building lot into a buildable lot. The motion was seconded by Bill Baker and passed unanimously.

2. Revised Final Land Development Plan for Trade Center 44 (Dennison Tract).

Engineer Brian Evans from Evans Engineering, Attorney Ron Lucas and Gary Frederick were present as plan representatives. Mr. Evans addressed the comments in the C.S. Davidson review letter dated June 18, 2015, noting that the cemetery access and maintenance agreement had been provided to the Solicitor and staff. He had not yet received the Township Engineer's review of the submitted bond estimate, but was aware of the need for financial security per the Municipalities Planning Code.

Tom Imholte questioned why there was a reduction in the paved road width. It was explained to him that maintenance would be expensive and the 32-foot road width was not needed. The reduction in width to 24 feet would allow for an additional 450 feet of paving along Alexander Spring Road. The Engineer reviewed the cost estimates and funding analysis. He recommended acceptance of the proposal.

Denny Straub noted that the plan showed a forced main on Sheet A.D. 4.1 and A.D.4.2. Brian Evans stated there would be on-lot septic and that he would remove the notations. Mr. Straub expressed his belief of a document showing the boundary line between the zoning districts at 300 feet from the centerline of Alexander Spring Road. Zoning Officer Barrick stated that staff searched for anything showing that boundary distance and has never found any documents. Mr. Straub stated he remembered the document was from former Supervisor Bretzman directing the Zoning Officer and Secretary to amend the distance to 300 feet.

Bill Baker **motioned** to recommend approval of the Revised Final Land Development Plan for Trade Center 44 – Dennison Tract to the Board of Supervisors. The motion was seconded by Earl Bock and passed unanimously.

3. Preliminary/Final Land Development Plan for Trade Center 44 (Access Drive).

Brian Evans explained that the access drive plan is separate due to South Middleton Township. They are party to the access drive, but not to the Land Development. He offered slip sheets after South Middleton Township's Board of Supervisors approves the access drive. Denny Straub questioned what speed control had been implemented for trucks leaving the warehouse. Mr. Evans explained that there are signs for no jake brakes and that they have planned for speed humps along the drive. Denny Straub requested and Mr. Evans agreed to the use of speed limit and no jake brake signs to help prevent disturbing the neighbors. Solicitor Smith noted that she received the maintenance agreement.

Lynn Hoover **motioned** to recommend approval of the Preliminary/Final Land Development Plan for Trade Center 44 – Access Drive to the Board of Supervisors. The motion was seconded by Lorelei Coplen and passed unanimously.

4. Pre/Final Subdivision Plan for Douglas Shaffer (Goodman Logistics) – deadline October 6, 2015.

Ron Secary and Charles Courtney explained that the project consists of just over 118 acres on the west side of Allen Road between Interstate 81 and Ritner Highway. The 118 acres will be subdivided into two lots; 49 acres in West Pennsboro Township to the north of Ritner Highway as the residual lot and 69 acres on the south side of Ritner Highway. Ron Secary said that the applicant anticipated no issues resolving the comments received from Engineer Jason Reichard in his July 8, 2015 review letter.

Tom Imholte questioned why the rock out crops and the fault line were not shown on the plan. Mr. Secary offered to put both items on the plan.

Bill Baker **motioned** to recommend the waiver of Section 178-16 of the Subdivision and Land Development Plan (preliminary plan submittal requirements) to the Board of Supervisors for the Douglas Shaffer Subdivision Plan. The motion was seconded by Lorelei Coplen and passed unanimously.

Lorelei Coplen **motioned** to recommend acceptance of the modification to the plan size requirement of the SALDO Section 178-24.A. to the Board of Supervisors for the Douglas Shaffer Subdivision Plan. The motion was seconded by Bill Baker and passed unanimously.

Tom Imholte **motioned** to recommend approval of the Final Subdivision Plan for Douglas Shaffer to the Board of Supervisors. The motion was seconded by Earl Bock and passed unanimously.

5. *Preliminary Land Development Plan for Goodman Logistics Center (Carlisle) – deadline September 8, 2015.*

Ron Secary stated that General Notes 3 and 4 have been added to the plan, along with information on truck queuing and an enumerated list of the 10 conditions as a result of the conditional approval. He affirmed that he would add a note regarding the restriction of clerestory windows as discussed at the prior Planning Commission meeting.

Engineer Reichard's review letter, dated July 8, 2015, contained 7 subdivision comments, 7 stormwater comments, 1 traffic impact study comment, and 1 general comment.

Stormwater comment #8 suggests the applicant request a waiver of Section 170-19.A.19 of the Stormwater Ordinance based on the land development proposal. Solicitor Smith offered that the Planning Commission could only recommend a waiver. Ultimately, if the Board of Supervisors approves the plan without the proposed waiver, it is assumed to be accepted as is.

Stormwater comment #9 states that further reference is made to Section 170-19.A.20.C where the ordinance requires evaluation of downstream conveyance systems to the point where stormwater is introduced to a perennial stream. The current stormwater calculations rely on a reduction in peak runoff as being compliant. The stormwater report needs to confirm that the existing cross-culverts have adequate capacity to convey stormwater discharge and that the remaining downstream conveyance system is in suitable condition and will adequately convey runoff. Although the peak runoff rate is being reduced, there is potential for other impacts associated with the extended release times when basins drain to private property. The Engineer requested an onsite meeting with Township staff to finalize the assessment of the downstream conveyance system.

Stormwater comment #10 suggests there is potential for flooding of downstream properties and recommends securing a drainage easement to accept the potential discharge through an emergency spillway. Although the issue is situated in Carlisle Borough, Mr. Reichard wanted to make the Planning Commission aware of the potential problems. The applicant currently has an existing drainage agreement with Sheetz. Solicitor Smith asked for a position statement and a copy of the agreement with Sheetz. Mr. Secary and Mr. Courtney stated they would provide her with the documents. Solicitor Smith also requested a copy of Carlisle Borough's plan approval letter.

Stormwater comment #11 notes the restriction of the maximum basin depth of 6 feet unless otherwise approved. Engineer Reichard offered that no other municipality has that requirement. Basin #2, which is situated in Carlisle Borough, has a 7 foot depth and does not require perimeter fencing.

Stormwater comment #12 discusses the calculations derived from the site plan and their correlation to each BMP practice. This item continues to be reviewed to ensure accuracy.

Stormwater comment #13 notes that Sections 170-26 through 170-29 of the Stormwater Ordinance are applicable to the land development plan and require actions for compliance. The Engineer noted that agreements will need to be provided and the items could be handled at the time of final plan submission.

Tom Imholte suggested infiltrating in basin #1. Engineer Reichard asked Ron Secary if there would be a benefit to reevaluating the rain gardens. They are currently lined with on-site clay material to D.E.P. specifications. Mr. Imholte expressed more concern over the fault line and the potential for sinkholes in the area of basin #2 and #3.

Subdivision and Land Development comment #2 acknowledges the need to further review Section 178-21.A.3 of the SALDO regarding pinnacle formations and surface depressions. Both the Engineer and Solicitor pointed out the need to further determine the appropriate action on the comment item.

Zoning Officer Barrick stated that there was concern about whether or not there was a need for an inter-municipal water agreement since the lines run through the Township. Mr. Courtney stated that the line is private in Dickinson Township and felt there would be no need for an inter-municipal agreement due to previous Public Utility Commission findings and decisional law.

Lorelei Coplen **motioned** to recommend the two requested modifications from the Dickinson Township Stormwater Ordinance and the Subdivision and Land Development Ordinance § 170-21.E.9 and § 178-21.A which states that plans shall be submitted on sheet sizes of 18 x 24 or 24 x 36 inches. Bill Baker seconded the motion and it passed unanimously.

Lorelei Coplen **motioned** to recommend the requested waiver from Dickinson Township's Stormwater Ordinance § 170-15.A.(1) Volume Controls, with Engineer Secary's further evaluation of opportunities to infiltrate at basin #1. Bill Baker seconded the motion and it passed unanimously.

Lorelei Coplen **motioned** to recommend the requested modification from the Dickinson Township Subdivision and Land Development Ordinance § 178-21.A.3 regarding the pinnacles and surface depressions only. Bill Baker seconded the motion and it passed unanimously.

Lorelei Coplen **motioned** to recommend approval of the Preliminary Land Development Plan for Goodman Logistics Center (Carlisle), contingent upon satisfaction of the Engineer's comments, the Zoning Officer's comments, and any previously determined conditions of approval to include showing the fault lines on the plan, including a note on the plan that they would not install clerestory windows on the west side of the building, providing Engineer Reichard with a copy of the Carlisle approved plan, and providing Zoning Officer Barrick with a copy of the Carlisle approval letter. The motion was seconded by Bill Baker and passed with a 6 – 1 vote. Tom Smith cast the dissenting vote.

BUSINESS: None.

SOLICITOR'S REPORT

Solicitor Smith reviewed recent legal decisions and movements regarding the Robinson Decision, the Oil & Gas industry Pre-Exemption, the Environmental Rights Amendment, concentrated animal farm regulations, and land development definitions as defined by the courts.

ENGINEER'S REPORT – No report was submitted.

ZONING OFFICER'S REPORT – No report was submitted.

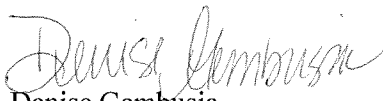
PARK & RECREATION LIAISON REPORT - No report was submitted.

SUPERVISOR LIAISON REPORT - No report was submitted.

ADJOURNMENT

Chairman Straub recommended making a list of items for consideration and/or discussion at the Planning Commission level. Bill Baker **motioned** to adjourn the meeting at 8:30pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,


Denise Gembusia
Secretary/Treasurer

