



**Dickinson Township**  
**219 Mountain View Road**  
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**PLANNING COMMISSION MEETING**  
**AUGUST 13, 2014**

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

**ABSENT:** TONY SMITH.

**VISITORS:** Bob Line, Laura Portillo, Kevin McGarvey, Jim Hughes, Gene Preston, Mike Wadel, Alan Campbell.

**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 11, 2014 Planning Commission meeting minutes.**

Dan Wyrick motioned to approve the June 11, 2014 Planning Commission meeting minutes as presented. The motion was seconded by Earl Bock and passed 5 – 0, with Bill Baker abstaining.

**CHAIRMAN'S COMMENTS**

Chairman Straub reminded everyone to turn on their microphones. He then noted that the business section of the agenda would be reversed since the Verdekai representative was running late.

**PUBLIC INPUT:** None.

**REVIEW OF PLANS**

**1. Sketch Plan for Mountain Creek Distribution Center – Lot #2.**

Attorney Jim Hughes, Gene Preston (Dermody Properties) and Kevin McGarvey (Evans Engineering) presented the sketch plan for a proposed improvement to the current access drive along Walnut Bottom Road. Dermody Properties intends to upgrade the access drive to a low-volume driveway which will serve as automobile access for employees to lot 2 and remain as EMS access to lot 3. The current 18 foot gravel drive would become a 28 foot paved drive. The estimated disturbed area is approximately 0.75 acres and the increase in impervious coverage is estimated at 810 square feet. This should have no adverse impact to the on-site stormwater management facilities. Dermody is also aware that the upgrade would require a highway occupancy permit through PA Department of Transportation.

Mr. Hughes reviewed the Engineer's comment letter, noting that the traffic engineers will need to perform a traffic study. He noted that the question of how to prevent truck access to the drive was discussed. Since a height bar cannot be placed on the drive due to the emergency access truck heights, the developer suggest a wall sign explaining that truck access is through Allen Road only. Mr. Preston suggested leaving the companies' name from any signs on the access drive to help prevent truck access. The Planning Commission expressed concerns over safety for both eastbound and westbound automobile drivers due to the crest and curve in the roadway at the access drive. Chairman Straub suggested that the developer straighten the drive instead of curving it in order to move the access off the hillcrest.

Dan Wyrick suggested adding visual screening for the homeowners who might be affected by the access drive. He also noted that it might behoove the developer to make the drive a 1-way entrance, accessible only from the west. Larry Barrick reminded the Planning Commission that EMS vehicles would still need to access the drive, regardless of height or direction of travel. The Planning Commission thanked the representatives for their time.

2. **Final Minor Subdivision Plan for Estate of Frances J. Verdekal (deadline 10/11/14.)**

3. **Non-Building Declaration for Estate of Frances J. Verdekal.**

Mike Wadel from E.L. Diffenbaugh Associates explained the plan as a final minor subdivision of approximately 80 acres on the east side of Mount Rock Road. The purpose of this plan is to settle the estate of Frances J. Verdekal by subdividing lands from the estate (lot#1). Lots 2A and 2B will be conveyed as lot additions to the adjoining lands of Albert Verdekal. They cannot be sold or conveyed separately and a deed of consolidation must be prepared and recorded for the final combined lot as depicted on the accompanying plan. The other two proposed lots (Lot #3 & Lot #4) will each contain one of the existing dwellings, sewage disposal areas and a shared well. The only earthmoving or improvements will be a driveway for Lot #4. The residual Lot #1 will be farmland and woods with three agricultural buildings. No wetlands or floodplains are on the project site.

Engineer Reichard reviewed his comment letter dated August 11, 2014. Prior to final approval the owner's notarized signature will need to be provided on the plan and a minimum of two monuments will need to be located.

Mr. Wadel reviewed the 10 comments received from the Cumberland County Planning Commission, including those that address the portion of the plan located in Penn Township. Zoning Officer Barrick stated that there were no park and recreation fees associated with this plan.

Dan Wyrick expressed concern over the requested non-building waiver. Solicitor Smith reviewed the process the owner would need to follow if they determined to build on the lot at a later date. Sewage planning module and a plan amendment would need to be submitted.

Bill Baker motioned to recommend approving the waiver Section 178-22, indicating that all plans must first be submitted as preliminary plans. The motion was seconded by Earl Bock and passed unanimously.

Earl Bock motioned to recommend approval of the final minor subdivision plan for the estate of Frances J. Verdekal subject to the discussed revisions and approval by Penn Township. The motion was seconded by Bill Baker and passed unanimously.

Dan Wyrick motioned to recommend approval of the non-building waiver for the final minor subdivision plan for the estate of Frances J. Verdekal. The motion was seconded by Lynn Hoover and passed unanimously.

## **BUSINESS**

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

Zoning Officer Barrick stated that the Board of Supervisors agreed with the Planning Commission's recommendation regarding updating the list of approved tree species used for screening purposes. They are considering it as they work on the zoning task force.

Solicitor Smith noted that DEP has a stormwater best management practices list of native plants online. Manager Portillo added that the Board of Supervisors' stated they would keep the Planning Commission recommendation in mind if any conditional use applications were to come before the Board.

## **SOLICITOR'S REPORT**

Solicitor Smith reported on a recent legal decision.

## **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 provided.

**ADJOURNMENT**

Dan Wyrick motioned to adjourn the meeting at 7:05pm. The motion was seconded by Lynn Hoover and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer

