



Dickinson Township  
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## PLANNING COMMISSION MEETING AUGUST 12, 2015

**PRESENT:** DENNY STRAUB, BILL BAKER, EARL BOCK, LORELEI COPLEN - MEMBERS;  
Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Michael Masley, Manager;  
Denise Gembusia, Secretary/Treasurer.

**VISITORS:** Mike Wadel.

**ABSENT:** LYNN HOOVER, TOM IMHOLTE, TOM SMITH, Jason Reichard, Engineer; Susan  
Smith, Solicitor.

### CALL TO ORDER

The meeting was called to order at 6:15pm by Chairman Straub. Those present recited the Pledge of Allegiance.

### APPROVAL OF MINUTES

1. July 8, 2015 Planning Commission regular meeting minutes.

Earl Bock **motioned** to accept the July 8, 2015 regular meeting minutes as presented. The motion was seconded by Bill Baker and passed unanimously.

**CHAIRMAN'S COMMENTS:** None.

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

1. Revised Final Subdivision Plan for Victor & David Barrick (deadline 9/8/15).

Mike Wadel explained that the revised final subdivision plan proposes the consolidation of Lots 1 and 3 into a single parcel which will, effectively, undo the 2013 Final Subdivision Plan for Victor and David Barrick and place the parcel into its pre-2013 configuration.

Lot 3 was subdivided in 2013 and the Cumberland County Tax Assessment Office filed for roll back taxes because the property is enrolled in the Clean & Green program. The Clean and Green program only allows the applicant to subdivide 2 acres per year. Mr. Wadel explained that this would be step 1 in what will be a three step process.

Zoning Officer Barrick noted that he spoke with the Township Engineer regarding his comment letter dated June 4, 2015 and only two items were outstanding. Both dealt with notarized signatures on the plan.

Bill Baker **motioned** to recommend approval of the waiver request from Section 178-13 of the Subdivision and Land Development Plan (preliminary plan submittal requirements) for the Revised Victor and David Barrick Final Subdivision Plan. The motion was seconded by Lorelei Coplen and passed unanimously.

Earl Bock **motioned** to recommend approval of the Revised Final Subdivision Plan for Victor and David Barrick condition upon the applicant paying in full all administration fees, inclusive of application fees, plan review and inspection charges, within 60 days following the date of written notice from the Township of any administration fees.

Final plans will not be signed or released for recording until all administration fees are paid in full. The motion was seconded by Lorelei Coplen and passed unanimously.

**BUSINESS:** None.

**SOLICITOR'S REPORT**

Solicitor Smith was not present.

**ENGINEER'S REPORT**

Engineer Reichard was not present.

**ZONING OFFICER'S REPORT**

No report was submitted.

**PARK & RECREATION LIAISON REPORT**

No report was submitted.

**SUPERVISOR LIAISON REPORT**

No report was submitted.

**ADJOURNMENT**

Bill Baker **motioned** to adjourn the meeting at 6:25pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,



Denise Gembusia  
Secretary/Treasurer

