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## PLANNING COMMISSION MEETING SEPTEMBER 9, 2015

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

**VISITORS:** Mike Wadel, Troy Briggs, Wilbur Wolf, Ron Secary, Brian Kobularcik.

**ABSENT:** LYNN HOOVER, TOM IMHOLTE, Jason Reichard.

### 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. August 12, 2015 Planning Commission regular meeting minutes.

Bill Baker **motioned** to accept the August 12, 2015 regular meeting minutes as presented. The motion was seconded by Lorelei Coplen and passed 4 – 1 with Tom Smith abstaining.

**CHAIRMAN'S COMMENTS:** None.

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

1. Final Subdivision Plan for Victor & David Barrick (deadline 12/8/15).

2. Request for Planning Waiver & Non-buildig Declaration for Victor & David Barrick.

Mike Wadel explained that this subdivision was the second step of three steps for the reversal of the 2013 Subdivision Plan with the same name. This plan is to cut off the two acre lot that contains the existing house. Although the house and garage do not meet the setback requirements, the proposed subdivision plan will not change the lot line locations and would be considered grandfathered. A review by the Township Zoning Officer determined that there were no outstanding zoning issues. Engineer Reichard's comment letter dated September 8, 2015 noted six separate subdivision and land development (SLDO) comments. They were as follows:

- Section 178-21.A.(6) requires the seal and signature of the responsible professional land surveyor to be provided on the plan.
- The dedicated right of way shall be shown on Sheet SD-2 through Residual Lot 1 as required in SLDO Section 178-21.A.(4).
- The dedicated right of way width shall be shown of Sheet SD-2 along Encks Mill Road as required in SLDO Section 178-21.A.(4).
- The minimum building setback lines shall be shown on Sheet SD-2 for Residual Lot 1 as required in SLDO Section 178-24.A.(4).
- The Instrument Number which previously dedicated public road right-of-way should be cited on the plan.
- The label for the adjoining property owner, Sally R. Dunbar, on Sheet SD-1 should have a leader attached to clarify which property is being labeled.

Mike Wadel explained that he had revised the plan based on the comments, but he did not have them with him at the meeting.

Tom Smith asked if the applicant requested a waiver from the accuracy of the boundary line survey. Mike Wadel stated that there was no request and offered that the plot being broken off was surveyed. There was a brief discussion on whether or not to require a waiver of the boundary line survey, which ultimately determined that it was not required.

Zoning Officer Barrick asked if the note regarding the existing site conditions that was on the 2013 plan was also included on the revised plan that Mike Wadel had updated. Additionally, Chairman Straub requested that a concrete monument be placed appropriately.

Lorelei Coplen **motioned** to recommend plan approval to the Board of Supervisors for the Victor and David Barrick Final Subdivision Plan, condition upon the Engineer's comments from his review letter dated September 8, 2015 and verification that the 2013 survey note is placed on the plan. The motion was seconded by Earl Bock and passed unanimously.

Lorelei Coplen **motioned** to recommend approval of the non-building waiver for the Victor and David Barrick Final Subdivision Plan to the Board of Supervisors. The motion was seconded by Earl Bock and passed unanimously.

3. **Final Subdivision Plan for Wilbur & Margaret Wolf (deadline 12/8/15).**

Wilbur Wolf Jr. and Margaret Wolf plan to subdivide their 146.404 acre lot into two properties, Lots 1 and 3. The subdivision was prepared for the purposes of Estate Planning and the future conveyance of these lots to their son and daughter. Lot 1 will retain the existing single family residence and agricultural structures. The majority of the plan will be in Penn Township and will be discussed at their upcoming meeting.

Mr. Wolf agreed to set a concrete monument at the eastern property corner common to both Lot 1 and 3, as per the Engineer's review letter dated August 28, 2015.

Bill Baker **motioned** to recommend approval of the requested planning waiver and non-building declaration for the Wilbur and Margaret Wolf final subdivision plan. The motion was seconded by Lorelei Coplen and passed unanimously.

Lorelei Coplen **motioned** to recommend the modification of SALDO Section 178-21.A, requiring the plans to be drawn at a scale no larger than 1"=50'. The motion was seconded by Bill Baker and passed unanimously.

Bill Baker **motioned** to recommend the SALDO waiver of Section 178-13, the preliminary plan requirements for the Wilbur and Margaret Wolf final subdivision plan. The motion was seconded by Earl Bock and passed unanimously.

Earl Bock **motioned** to recommend approval and forward the Wilbur and Margaret Wolf final subdivision plan to the Board of Supervisors. The motion was seconded by Tom Smith and passed unanimously.

4. **Final Subdivision and Final Land Development Plan for Goodman Logistics Center (Carlisle).**

Ron Secary noted that the final plan has added all of the conditions of approval from South Middleton Township and Dickinson Township. All of the utilities remain the same. The Township Engineer had not provided comments at the time of the meeting. However, Cumberland County Planning Commission (CCPC) provided a list of comments. Mr. Secary stated that most of their comments have been addressed and that he was in the process of writing a letter to the CCPC.

Zoning Officer Barrick expressed concern over CCPC comment #8, which discussed the storm sewer outlet 18-0 on sheet 12 and the potential for accumulation of debris. Mr. Secary said that the outlet would not be able to drain the Sheetz's property if closed. He offered that the additional stormwater calculations were provided to the Township Engineer as requested and that Penn DOT was notified about the potential problems with the middle pipe. Zoning Officer Barrick said that he and the Township Engineer were not able to locate the inlet or outlet.

Additionally, the Board of Supervisors discussed that topic of infiltrating basin #1. They were comfortable leaving the area designated as non-infiltration and no further discussion was necessary.

Denny Straub was not able to locate the note on the clerestory windows and asked that it be added to the final plan submittal under general notes. It was also noted that there was a minor grammatical error on the Surveyor Statement on the first page. Mr. Secary said he would correct the grammatical error. The applicant is waiting on a letter from Greg Bretzman regarding the fire and EMS discussions with the developer. The November 10, 2014 Traffic Assessment Additional Intersection Evaluation determined the need for more signage at four intersections. Mr. Secary stated that there is a 6 foot high chain link fence at the Goodman property line to help prevent the migration of farm animals onto the property.

Chairman Straub wanted to table the plan due to the number of Cumberland County Planning Commission comments and the lack of Township Engineer comments. There was a discussion on how to proceed.

Lorelei Coplen **motioned** to forward the plan to the Board of Supervisors subject to the Township Engineer's review and if the review includes substantive comments, the plan would be returned to the Planning Commission. Additionally, the motion to forward would be subject to including a note on the plan regarding the clerestory windows, receipt of the letter from Greg Bretzman, fire flow reports on note 16, and additional signage as agreed to at the scoping meeting. Bill Baker seconded the motion. The motion passed, 4 – 1 with Tom Smith opposed.

Zoning Officer Barrick said that the Planning Commission would be given a copy of the Engineer's comments once provided.

**BUSINESS:** None.

#### **SOLICITOR'S REPORT**

Tom Smith asked if the Breslin litigation was still happening. Solicitor Smith reviewed the history of the two cases for the Planning Commission.

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

#### **ZONING OFFICER'S REPORT**

Zoning Officer Barrick noted that some site work has started at the Goodman-Birtcher property. It is being monitored by staff to ensure they are within the legal limits of such work.

**PARK & RECREATION LIAISON REPORT** - No report was submitted.

#### **SUPERVISOR LIAISON REPORT**

Denny Straub questioned if the 200 versus 300 foot buffer zone was ever determined. Manager Masley said that the legally correct buffer zone is 200 feet. Denny Straub asked the Planning Commission if they would like to advocate for a 300 foot buffer. The Planning Commission agreed to have the item up for discussion at their next meeting.

#### **ADJOURNMENT**

Bill Baker **motioned** to adjourn the meeting at 7:35pm. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,

Prepared by Denise Gembusia  
Secretary/Treasurer

Approved by Planning Commission on October 14, 2015

Marjorie E. Metzger  
Secretary/Treasurer

