



Dickinson Township
219 Mountain View Road
Mount Holly Springs, PA 17065
Phone: (717) 486-7424 ♦ Fax: (717) 486-8412
www.dickinsontownship.org

PLANNING COMMISSION MEETING AUGUST 10, 2016

PRESENT: TOM SMITH, EARL BOCK, ROBERT LINE III, DENNIS STRAUB, LORELEI COPLEN, Larry Barrick, Manager; Glenn Kelso, Zoning & Codes Officer; Marge Metzger, Secretary/Treasurer.

VISITORS: Eric Diffenbaugh, Beth Kikla

ABSENT: Bill Baker, Lynn Hoover, Jason Reichard, Engineer; Susan Smith, Solicitor

CALL TO ORDER

The meeting was called to order at 6:00 PM by Chairwoman Coplen. The Pledge of Allegiance was said by all.

APPROVAL OF MINUTES

1. June 8, 2016 Planning Commission Regular meeting minutes

Earl Bock motioned to accept the June 8, 2016 regular meeting minutes. The motion was seconded by Tom Smith and passed by unanimous vote.

CHAIRWOMAN'S COMMENTS:

Chairwoman Coplen announced it has been a pleasure serving on the Planning Commission, but this will be her last meeting since she is now on the Board of Supervisors.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Final Subdivision Plan for Myron J. and Leah J. Diller (deadline 11-8-2016)

Eric Diffenbaugh said this is a 2 acre lot addition from Myron Diller to David Barrick. There are no improvements proposed. The engineer and county comments can be easily addressed. A Right-of-Way agreement is needed for the existing lane to the farm. It has been prepared and is being reviewed by the Solicitor.

Tom Smith asked what the proposed right-of-way width will be, and the response was the width of the cart way, which is 12'. That does not allow any room for improvements. Manager Barrick explained the Diller property has road frontage and could create another drive. The purpose of the plan is for Mr. Diller to add a piece of land to Mr. Barrack's property. Then another subdivision will be submitted for Mr. Barrick to sell back the portion of land with the barn and house to Mr. Diller. The Clean and Green program requires transferring 10 acres, or there would be tax penalties involved. Zoning Officer Kelso said he has the access agreement, which needs to be reviewed, signed, and recorded.

Dennis Straub motioned to recommend approval of the Myron J. and Leah J. Diller modification request for Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Tom Smith and passed unanimously.

Earl Bock motioned to recommend approval of the Myron J. and Leah J. Diller modification request for Chapter 178-24A of the SLDO, for the sheet size requirements. The motion was seconded by Dennis Straub and passed unanimously.

Lorelei Coplen motioned to recommend approval of the Myron J. and Leah J. Diller subdivision plan contingent upon staff comments being addressed, as outlined in a memo dated August 4, 2016. The motion was seconded by Earl Bock and passed unanimously.

BUSINESS:

1. Appoint Chairman

Chairwoman Coplen announced she is stepping down as Chairwoman and as a member of the Planning Commission since she is now on the Board of Supervisors.

Lorelei Coplen motioned to appoint Bill Baker as Chairman of the Planning Commission for the remainder of 2016. The motion was seconded by Earl Bock and passed unanimously.

With the Board's approval, Lorelei Coplen continued to chair the meeting, in the absence of the new chairman and vice chairman.

2. Appointment of Beth Kikla

Earl Bock motioned to recommend the appointment of Beth Kikla as a member of the Planning Commission to fill the vacancy. The motion was seconded by Tom Smith and passed unanimously.

Beth Kikla said she is looking forward to the opportunity to get involved in the township. She has been a resident for four years and served on the Parks and Recreation Board for one year. She looks forward to using some of her skills in a meaningful way. Dennis Straub asked if she is retired, and she replied yes, she has plenty of time.

SOLICITOR'S REPORT – No report submitted.

ENGINEER'S REPORT – No report submitted.

ZONING OFFICER'S REPORT - No report submitted.

PARK & RECREATION LIAISON REPORT - No report submitted.

SUPERVISOR LIAISON REPORT

Dennis Straub said the Supervisors are looking at the zoning map and considering some tighter regulations for the main residential developments. The bulk of the township would remain agriculture. The other residential areas would be recognized without the stricter regulations. The work completed by the three working groups in prior years is not lost. The Board does not want to overlook the thinking or experience from the Planning Commission members.

Bob Line said the open discussion with the Board of Supervisors on how the township is progressing has been wonderful.

ADJOURNMENT

Dennis Straub thanked Lorelei Coplen for her work on the Planning Commission.

Lorelei Coplen motioned to adjourn the meeting at 6:15 PM. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,

Marjorie E. Metzger

Marjorie E. Metzger
Secretary/Treasurer

