



Dickinson Township  
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## PLANNING COMMISSION MEETING JANUARY 11, 2017

**PRESENT:** DENNIS STRAUB, BOB LINE, EARL BOCK, BETH KIKLA, NATHAN MERKEL, JOSHUA FORD, **Members;** Larry Barrick, Manager; Glenn Kelso, Zoning & Codes Enforcement Officer; Marge Metzger, Secretary/Treasurer; Jason Reichard, Engineer .

**VISITORS:** Joe Burget, Robert Goeltsch, Andrew Reese

**ABSENT:** Bill Baker, Member; Andrew Miller, Solicitor.

### CALL TO ORDER

The meeting was called to order at 6:04 PM by Vice Chairman Line. The Pledge of Allegiance was recited in the Organization Meeting.

### APPROVAL OF MINUTES

1. October 12, 2016 Planning Commission regular meeting minutes.

Beth Kikla motioned to accept the October 12, 2016 regular meeting minutes. The motion was seconded by Vice Chairman Line and passed unanimously.

**CHAIRMAN'S COMMENTS:** None

**PUBLIC INPUT:** None.

### REVIEW OF PLANS

1. Final Subdivision Plan for Robert E. & Debi C. Goeltsch and Donald A. McKeehan (Deadline 4-11-17).

Joe Burget said this plan is a lot addition. The Goeltsch property has 83.5 acres, which is adjacent to the McKeehan property that has 120 acres. Mr. McKeehan is buying the back field at the tree line from Mr. Goeltsch. The property to be purchased is 30.6 acres, which is the lot addition. The remaining 52.8 acres will be retained by Mr. Goeltsch. There are no proposed improvements, sewage, dwellings, or land disturbance.

The county comments were received and reviewed by Mr. Burget. All comments have been met or will be satisfied prior to recording the plan. The McKeehan property is currently in the county agriculture preservation program, so he will have to decide if the lot addition will be added to that at a later date.

The engineer's comments dated December 7, 2016 were reviewed. All comments have been addressed or will be satisfied prior to recording the plan.

**Vice Chairman Line motioned to recommend approval of the modification request for Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Nate Merkel and passed unanimously.**

**Vice Chairman Line motioned to recommend approval of the modification request of Chapter 178-24A of the SALDO, for a modification of the sheet size requirements. The motion was seconded by Joshua Ford and passed unanimously.**

**Vice Chairman Line motioned to recommend approval of the modification request of Chapter 178-24A of the SALDO, for a modification of the specified drawing scale. The motion was seconded by Beth Kikla and passed unanimously.**

**Vice Chairman Line motioned to recommend approval of the Robert E. & Debi C. Goeltsch and Donald A. McKeehan subdivision plan and to forward it to the Board of Supervisors, with the conditions of adhering to the township engineer's letter dated December 7, 2016; the Cumberland County Planning review comments; and the Zoning Officer's memo dated January 11, 2017.**

**2. Sewage Facilities Planning Module and Final Subdivision Plan for Scott A. Eimerbrink (Deadline 4/ 11/17)**

Andrew Reese said this plan has been revised a couple times with various lot sizes. The planning module had to be revised which also changed the minimum lot size, which affected the subdivision plan. The existing tract is 20.1 acres with access on Georgetown Road. This plan creates three new buildable lots. Proposed Lot 2 is 3.02 acres and Lot 3 is 3.0 acres. There is also a proposed Lot 2A of .55 acres, which is to be added as a lot addition to the Starner property to correct a slight driveway encroachment issue. This leaves a residual tract of 14.05 acres.

The engineer's comments dated December 5, 2016 were reviewed. The plan has been revised to meet these comments, or will be completed prior to recording the plan. The Cumberland County Planning comments are similar to the engineer's comments and will be addressed.

There was discussion concerning the storm water management requirements and any consequences of deferring the need for a plan until the lots are being built on. It was explained that the township is protected by having a note added to the plan that stipulates it is the property owners' responsibility to provide a storm water plan at the time of construction and as part of the building permit process. The future property owner would be required to comply with the Storm Water Management Ordinance as it applies at that time. Zoning Officer Kelso explained that a zoning or building permit cannot be issued until a storm water management plan has been approved during the permitting process.

There was discussion on the request to waive the preliminary plan for 3 lots. Engineer Reichard explained it is a matter of the level and significance of the plan. Normally, a two lot plan is simple and more than two lots can get more complicated. With this specific plan, the preliminary and final plans would essentially be the same so it is appropriate to waive the preliminary plan process. The waiver does not eliminate the preliminary plan requirements. Future plan submissions can also request the same waiver, which could be approved or denied. There is no precedent set.

There was discussion concerning the railroad and whether it is a right-of-way or fee simple property. Engineer Reichard explained as the plan is presented, the land owner is claiming ownership of the railroad property as a right-of-way. A fee simple piece of property would claim the railroad land is owned by the railroad company. It is not the township's responsibility to investigate whether it is a right-of-way or a fee simple lot. The surveyor of the subdivision plan signs, seals, and is stating the right-of-way is accurate and the township will accept that. The owner must prove accuracy of the plan. The township did its due diligence.

It was questioned why there were perks and probes done. Mr. Reese explained the owner originally was proposing another lot on the other side of the railroad, but because of the nitrate testing, the lot would have had to be bigger and would not have fit in that area. Manager Barrick stated that there was also a sight distance issue and storm water issues with a culvert.

**Vice Chairman Line motioned to recommend the Board of Supervisors forward the Scott Eimerbrink Planning Module to DEP for final review and approval. The motion was seconded by Dennis Straub and passed unanimously.**

Vice Chairman Line motioned to recommend approval of the Scott A. Eimerbrink modification request of Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Beth Kikla and passed unanimously.

Vice Chairman Line motioned to recommend approval of the Scott A. Eimerbrink Final Subdivision Plan and to forward it to the Board of Supervisors with the conditions of adhering to the engineer's comments dated December 5, 2016, the Cumberland County Planning comments, the Zoning Officer's memo dated January 11, 2017, and adding a note to the plan concerning the storm water controls at the time of development. The motion was seconded by Earl Bock and passed unanimously.

**BUSINESS:** None.

**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** - No report submitted.

**ADJOURNMENT**

Vice Chairman Line motioned to adjourn the meeting at 6:50 PM. The motion was seconded by Dennis Straub and passed unanimously.

Respectfully submitted,  
Marjorie E. Metzger  
Secretary/Treasurer

