



Dickinson Township
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PLANNING COMMISSION MEETING JUNE 14, 2017

PRESENT: BILL BAKER, 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.

VISITORS: Denny Calaman, David Walton

ABSENT: Jason Reichard, Engineer; Andrew Miller, Solicitor.

CALL TO ORDER

The meeting was called to order at 6:04 PM by Chairman Baker. The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

1. January 11, 2017 Planning Commission Organization meeting minutes.

Earl Bock mentioned he was present at the meeting.

Dennis Straub motioned to accept the January 11, 2017 organization meeting minutes, as amended. The motion was seconded by Nate Merkel and passed unanimously.

2. January 11, 2017 Planning Commission Regular meeting minutes.

Dennis Straub pointed out on page 2, the next to last paragraph, the word "site" should be "sight".

Nate Merkel motioned to accept the January 11, 2017 regular meeting minutes, as amended. The motion was seconded by Earl Bock and passed unanimously.

CHAIRMAN'S COMMENTS: None

PUBLIC INPUT:

Denny Calaman and David Walton were present, as members of the Agriculture Security Area Committee. Bob Line is also a member of the Committee.

REVIEW OF PLANS

1. Donald A. McKeehan Agricultural Security Area application (Deadline July 16, 2017).

Glenn Kelso, Zoning Officer, provided an overview of the application and where the land is located. Mr. McKeehan would like to add 30.6 acres to the agriculture security area. There are prime soils in the area and a significant amount of other farms in the area that are currently in the agriculture security and agriculture easement program. The agriculture security program provides some relief from nuisance ordinances. The agriculture easement program is when the development rights are sold off through the county program.

Manager Larry Barrick explained the agriculture security program is a pre-cursor to someone who wants to get into the agriculture easement and sell off the development rights. The easement program is for long term farming. Denny Calaman added that there are no additional privileges or rights with the easement program. There are provisions to allow the farmer to subdivide off an acre or two, but it is a very detailed program.

The members questioned if an agriculture easement can be un-done or is it not allowed to be developed forever. Denny Calaman said the money for the development rights comes from the state and county program. There is a list of items that determine the amount per acre that is provided to the farmer. Manager Barrick said the agriculture security area is to be reviewed every 7 years. If any of the land has been developed or the use has changed, it should be removed from the agriculture security program. Agriculture security area program is the first step of the process to submit for the agriculture easement program. Once land is placed in the agriculture easement program, and development rights are sold, the only way to undo that process would be if a developer would pay the price to buy back the development rights, which is costly and a lengthy process.

Dave Walton said Mr. McKeehan is a good farmer and the land is fairly level. Mr. Walton farms on both sides of Mr. McKeehan.

Denny Calaman motioned to recommend approval of the agriculture security request submitted by Donald McKeehan. The motion was seconded by Dave Walton and passed unanimously by the Agriculture Security Area Committee.

Vice Chairman Line motioned to recommend approval of the agriculture security request submitted by Donald McKeehan. The motion was seconded by Beth Kikla and passed unanimously by the Planning Commission.

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

Dennis Straub motioned to adjourn the meeting at 6:16 PM. The motion was seconded by Earl Bock and passed unanimously.

Respectfully submitted,

Marjorie E. Metzger
Secretary/Treasurer