

Dickinson Township
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**PLANNING COMMISSION MEETING
JUNE 8, 2016**

PRESENT: BILL BAKER, TOM SMITH, EARL BOCK, LYNN HOOVER, ROBERT LINE III, DENNIS STRAUB, LORELEI COPLEN, Larry Barrick, Manager/Co-Zoning & Codes Enforcement Officer; Glenn Kelso, Zoning & Codes Officer; Marge Metzger, Secretary/Treasurer; Jason Reichard, Engineer.

VISITORS: Mike Wadel

ABSENT: Susan Smith, Solicitor

CALL TO ORDER

The meeting was called to order at 6:00 PM by Chairwoman Coplen.

APPROVAL OF MINUTES

1. March 9, 2016 Planning Commission Regular meeting minutes

Bill Baker motioned to accept the March 9, 2016 regular meeting minutes. The motion was seconded by Earl Bock and passed by unanimous vote.

CHAIRWOMAN'S COMMENTS: None

Manager Barrick introduced Glenn Kelso, Jr. as the new Zoning/Codes Officer. Manager Barrick will continue as Co-Zoning/Codes Officer until Mr. Kelso is up to speed, which he is doing a great job. Chairwoman Coplen welcomed Glenn aboard.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Michael T. Rowe Sewage Facilities Planning Module (deadline 7-9-2016)

Manager Barrick explained the Planning Commission previously recommended approval of Component 1, which did not include the nitrate study. DEP has requested the nitrate study, which is required for a new lot, so Component 2 must now be submitted to DEP for review and approval. The subdivision plan has been approved by the Board of Supervisors and the Sewage Enforcement Officer has signed off on the planning module.

Dennis Straub motioned to recommend approval of the Michael T. Rowe Component 2 sewage planning to the Board of Supervisors for submission to DEP. The motion was seconded by Bill Baker and passed unanimously.

2. Christopher Meleason Final Subdivision Plan (deadline 9-6-2016)

Manager Barrick said this plan has been tabled because of the amount of comments and outstanding items to be addressed.

3. James Fleniken and Jacquelyn Henk Final Subdivision Plan (deadline 9-6-2016)

Mike Wadel was present. He said this plan is taking .025 acres from one lot and adding it to the neighbor's lot. The addresses are 172 and 176 Richland Road, and there is a shared driveway where more room is needed to turn around. There is no new construction, no earth moving, and no sewer. The plan is just moving a lot line.

Dennis Straub asked if the plan affects the setbacks. Mr. Wadel said the front of the lot didn't change and the zoning requirements have been met for the lot that is losing the area. Earl Bock asked if the setbacks have been reviewed. Manager Barrick said the driveway setback is 5' from the property line. It is all pre-existing conditions on this plan. The building setback is the main concern.

Chairwoman Coplen mentioned that staff has suggested a condition of approval is the payment in full of administration fees prior to the signing, releasing, or recording of the plan. Manager Barrick said that is a typical note for all plans.

Dennis Straub 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 Lynn Hoover and passed unanimously.

The engineer's comments outlined in his letter dated June 7, 2016 were reviewed. They are all administrative in nature. Mr. Wadel had no issue with the comments outlined.

Dennis Straub motioned to recommend approval of the waiver request of Section 178-24.A of the SALDO, which requires plans to be submitted in the size of 18" x 24". The motion was seconded by Earl Bock and passed unanimously.

Earl Bock motioned to recommend approval of the James Fleniken & Jacquelyn Henk final subdivision plan contingent upon addressing the three outstanding engineer's comments listed in his June 7, 2016 letter. The motion was seconded by Bill Baker and passed unanimously.

BUSINESS:

Manager Barrick said once the Board of Supervisors proceeds with the zoning ordinance amendment, the Planning Commission will then start working on it. He has provided the members with an updated zoning map. Earl Bock questioned what happened to all the comments and recommendations from the various groups and committees. There was a lot of time spent on the ordinance. Manager Barrick said all the information is on file. There have been different Board members and different thought processes. Some of the suggestions have been included and are being considered, but not formally at this time. The Board presently is working on the zoning map first, and will continue the process once a new Supervisor is appointed to fill the vacancy. Then the ordinance will be developed around the map.

Tom Smith asked if the zoning map reflects the change in the MDR-O zone. Manager Barrick said yes, all properties coming up to the Dennison tract are 300'. At the Dennison tract it goes back to 200'.

SOLICITOR'S REPORT

Tom Smith asked if Susan Smith is still the township Solicitor. Manager Barrick reported she is the Solicitor through this Friday, June 10. The new Solicitor, MPL Law Firm, will begin on Monday, June 13. There were 12 RFQ's received, which were narrowed down to six, and then through further phone calls and emails it was narrowed down to two and then a decision was made. Christian, Andrew, and John Miller are from York. Susan Smith will continue as the Solicitor for the Planning Commission and Municipal Authority.

ENGINEER'S REPORT – No report submitted.

ZONING OFFICER'S REPORT - No report submitted.

PARK & RECREATION LIAISON REPORT - No report submitted.

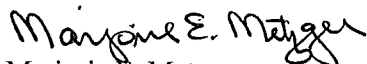
SUPERVISOR LIAISON REPORT

Dennis Straub said the Supervisors are looking at the zoning map and considering some residential areas of the township to be more restricted than others. The restrictions are proposed for residential developments that are typically named, with internal streets, and back yards abutting. Other residential areas that are on the edges of farms will be given a lot more liberty. He indicated the yellow area on the map is proposed for stricter regulations. The rest of the township is mostly agriculture or conservation, depending on their attributes. The Board is looking at changing names of some of the uses to something that is more recognizable. Chairwoman Coplen mentioned the use of Home Owners Associations (HOA's) as a way to have restrictions on a development. People buy into a development with expectations, but without an HOA the people will turn to the township for enforcement, but the township can't enforce deed restrictions. Earl Bock said his development doesn't have an HOA but there are restrictions on the deed. How to enforce the restrictions is the question. Manager Barrick said the township does not get involved with deed restrictions. Dennis Straub said there is no ordinance that will satisfy everyone.

ADJOURNMENT

Dennis Straub motioned to adjourn the meeting at 6:28 PM. The motion was seconded by Lynn Hoover and passed unanimously.

Respectfully submitted,


Marjorie E. Metzger
Secretary/Treasurer

