



Dickinson Township
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BOARD OF SUPERVISORS REGULAR MEETING
May 1, 2017

PRESENT: TOM IMHOLTE, LORELEI COPLEN, DENNIS STRAUB - SUPERVISORS; Larry Barrick, Manager; Marge Metzger, Asst. Manager/Secretary/Treasurer; Glenn Kelso, Zoning & Codes Enforcement Officer; Christian Miller, Solicitor.

ABSENT: Jason Reichard, Engineer; Bryan Swartz, Roadmaster.

VISITORS: Bob Livingston, Bob Line, Peggy Bower.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Imholte called the meeting to order at 6:00 PM. Those present recited the Pledge of Allegiance.

OPENING ANNOUNCEMENTS

- Parks & Recreation Board will hold their annual children's fishing derby at Stuart Park on Saturday, May 6, 2017 from 8:00 AM to noon. The Parks & Recreation Board are seeking volunteers to help run the event as well. Please see the Township website for more information.
- The Parks & Rec Board are seeking volunteers to serve on their Board. Please contact the Township Office at (717) 486-7424 if you are interested in serving.

APPROVAL OF AGENDA

A motion was made by Vice Chairwoman Coplen and seconded by Supervisor Straub and unanimously passed to approve the agenda.

APPROVAL OF MINUTES

1. April 17, 2017 Regular Meeting Minutes

A motion was made by Supervisor Straub and seconded by Vice Chairwoman Coplen and unanimously passed to approve the April 17, 2017 Regular meeting minutes.

CONSENT AGENDA

Chairman Imholte said he cleared up the question he had with regard to the invoice for Susan Smith from the prior meeting, and it should be paid at this time.

A motion was made by Supervisor Straub and seconded by Vice Chairwoman Coplen and unanimously passed to approve the bill list for May 1, 2017, to include Check #13438 to Susan Smith.

PUBLIC HEARINGS None

PLAN REVIEW/CONDITIONAL USE HEARINGS None

GENERAL PUBLIC INPUT (non-agenda items) None

CHAIRMAN'S REPORT None

EMERGENCY SERVICES REPORT

The Board received a March report from Cumberland Goodwill EMS, which they reviewed.

NEW BUSINESS

1. Dirt & Gravel Roads Grant Application for Cold Springs Road, Ratify approval Vote

Manager Barrick reported the grant application was submitted today, which was the deadline.

A motion was made by Vice Chairwoman Coplen and seconded by Supervisor Straub and unanimously passed to ratify the email vote taken to submit the Dirt and Gravel grant application for Phase 2 of the Cold Springs Road project.

2. Appointment of Dennis Calaman to serve on the Zoning Hearing Board term to expire 12/31/2018.

A motion was made by Supervisor Straub and seconded by Vice Chairwoman Coplen and unanimously passed to appoint Dennis Calaman to serve on the Zoning Hearing Board, with a term to expire 12/31/2018.

3. Acceptance of an Agricultural Security Area application for Donald McKeehan for 30.6 acres

The property is located near the intersection of Burnt House Road (to the left) and Walnut Bottom Road (to the south). Peggy Bower questioned what an agriculture security area is, which Manager Barrick explained the criteria for the program.

A motion was made by Vice Chairwoman Coplen and seconded by Supervisor Straub and unanimously passed to accept the Agricultural Security Area application for Donald McKeehan.

4. Appointments to the Agricultural Security Area Committee.

A motion was made by Vice Chairwoman Coplen and seconded by Supervisor Straub and unanimously passed to appoint Lorelei Coplen to serve as the Board of Supervisors representative on the Agriculture Security Committee.

Staff will continue to search for a resident or an active farmer to serve on the Committee, which will then need to be appointed by the Board of Supervisors.

5. Discussion on timeline to update the Comprehensive Plan

Manager Barrick said the current Comprehensive Plan is dated 2008. The Board agreed to continue working on the update to the Zoning Ordinance and SALDO and to include the Comprehensive Plan update in the budget for 2018. Manager Barrick was directed to work on an RFQ to get proposals from CS Davidson and other companies so prices can be included in the budget. The Board agreed that they do not want to do a complete re-write. They only intend to tweak the existing Comprehensive Plan.

6. Safety Committee Update

Zoning Officer Kelso provided a memo dated April 28, 2017 outlining the direction of the Safety Committee, which the Board acknowledged.

7. Proposed Cumberland Goodwill and Yellow Breeches EMS Merger discussion.

Manager Barrick provided a memo dated April 28, 2017 concerning the EMS merger, which was reviewed by the Board. Manager Barrick is neither for, nor against the merger at this time, but needs additional information because of the effect on numerous townships. Chairman Imholte will contact Corey Adams at South Middleton for further discussion.

OLD BUSINESS

4. N. Dickinson School Road Guide Rail discussion

Bob Livingston stated that he and his wife have reviewed the proposed map for the guide rail upgrade at the bridge on N. Dickinson School Road at their property, and they are okay with the proposal. If anything changes, they would like to be made aware of the changes before the project proceeds. Chairman Imholte mentioned the proposed work is a compromise for all parties involved. Mr. Livingston thanked the Board and staff for staying on top of the matter, and expressed his appreciation for their involvement. He also expressed his appreciation to the Board for reviewing the vision and mission statements.

MANAGER'S REPORT

Manager Barrick provided an update on the PSATS convention he attended.

ASST. MANAGER - TREASURER'S REPORT Nothing to report.

ZONING OFFICER'S REPORT Nothing to report.

ROADMASTER'S REPORT Nothing to report.

ENGINEER'S REPORT Nothing to report.

SOLICITOR'S REPORT Nothing to report.

SUPERVISOR'S REPORT None

OLD BUSINESS

2. Master Stormwater Feasibility Study – Mountain View Road Drainage

Nothing to report.

3. Discussion on Paid Holidays

The Board agreed to have staff submit a list of proposed holidays for 2018 at budget time, using the state holiday list as a base beginning, and then consider any substitutions.

5. Public Meeting Agenda and Policy discussion

The proposed update was reviewed. Manager Barrick pointed out that several months ago there was a change made to place the Chairman report after Public Input, but the proposal is to now place the Chairman report before the Public Input. Chairman Imholte agreed to have the Chairman report before Public Input. Vice Chairwoman Coplen will provide a clean copy of the proposed Public Meeting Policy and have it placed on the agenda for the next meeting.

1. Zoning/SALDO Draft Ordinance – Development of the Proposed Zoning Map

The Board shared ideas on whether a commercial zone is needed, and if so, where would it be located. Solicitor Miller suggested a Commercial overlay on existing zones such as Agriculture. He suggested the use be by special exception instead of conditional use, which puts the decision on the Zoning Hearing Board that is impartial and does not have the political aspect like the Board of Supervisors.

Supervisor Straub said there is no tax base and there is no lasting benefit from the warehouses unless they sell. Chairman Imholte questioned how much is enough. Is there a certain percentage of each use or zone required? Vice Chairwoman Coplen is inclined to preserve the agriculture nature of the Township, but has the concern if a use is not allowed somewhere then it is fair game.

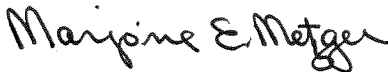
Zoning Officer Kelso stated that just because a property is zoned for a certain use does not mean it will happen. The property owner has the right to keep farming the land or sell to a developer. Manager Barrick pointed out that a warehouse is permitted in the Industrial Zone, not Commercial. The Commercial zone is more for uses such as restaurants, hotels, retail business and fueling stations. He pointed out that along the Ritner Highway the zone goes from Industrial to Agriculture (Bob Lines property) then to Commercial. Bob Line expressed his willingness to have his 112 acres zoned commercial because the warehouse is beside him and his setback went from 500' to 200' because of his parent's bed & breakfast as a business recreational use. Supervisor Straub is interested in keeping the mixed uses being compatible with residential uses, such as insurance companies, beauty salons, and professional offices. Solicitor Miller said different zones could have an effect on the value of property. Zoning Officer Kelso pointed out that if certain uses are removed from a zone, it could make existing uses on properties non-conforming.

There was discussion as to what uses should be allowed in what zone and the overlapping of uses in multiple zones. The Board began looking at the spreadsheet of uses for each zone to see if certain uses could be added or deleted. It was agreed that the Zoning Officer would revise the list to indicate whether each use was permitted, a special exception, or a conditional use. The list would be made in electronic form so it could be shared on the meeting room screen. Once the list is reviewed, and the various uses and overlap of uses are handled, then the gaps in coverage of uses will be noticeable so they can be dealt with.

ADJOURNMENT

A motion was made by Chairman Imholte and seconded by Supervisor Straub and unanimously passed to adjourn the meeting at 8:00 PM.

Respectfully submitted,



Marjorie E. Metzger
Secretary/Treasurer

