



Dickinson Township
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**PLANNING COMMISSION MEETING
OCTOBER 12, 2016**

PRESENT: BILL BAKER, TOM SMITH, EARL BOCK, ROBERT LINE III, DENNIS STRAUB, BETH KIKLA, Glenn Kelso, Zoning & Codes Officer; Jason Reichard, Engineer; Marge Metzger, Secretary/Treasurer.

VISITORS: Mike Wadel, Kasey Brough

ABSENT: Lynn Hoover; Susan Smith, Solicitor

CALL TO ORDER

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

APPROVAL OF MINUTES

1. August 10, 2016 Planning Commission Regular meeting minutes

Dennis Straub motioned to accept the August 10, 2016 regular meeting minutes. The motion was seconded by Bob Line and passed by unanimous vote.

CHAIRMAN'S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Final Subdivision Plan for Victor G. & Sheryl A. Barrick and David C. & Jill M. Barrick (deadline 1-10-2016)

Mike Wadel explained this plan is a 107 acre farm on Walnut Bottom Road. The bulk of the farm is on the south side of the road. The land on the north side of the road is being subdivided off, which is 10.67 acres. There is no construction or earth moving proposed. The lot has an existing house, barn and out buildings. The land on the south side is in the land preservation program.

Tom Smith questioned if the owner lives in the house being subdivided. Mike Wadel does not think anyone is living in the house. The lot is being purchased by Myron Diller. Mr. Smith asked if a new deed will be prepared and Mr. Wadel said absolutely for the new lot. He is not sure for the land on the south side because it is not required and becomes a money issue. Engineer Reichard agreed the new deed is not required by the subdivision ordinance.

Dennis Straub asked if the timing is right with regard to the clean and green program. Mr. Wadel said they are good with the plan, and was actually expecting it.

Zoning Officer Kelso said he has no issues with the plan.

Dennis Straub motioned to recommend approval of the Victor G. & Sheryl A. Barrick and David C. & Jill M. Barrick modification request for Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Bill Baker and passed unanimously.

Earl Bock motioned to recommend approval of the Victor G. & Sheryl A. Barrick and David C. & Jill M. Barrick modification request for Chapter 178-24A of the SALDO, for the sheet size requirements. The motion was seconded by Tom Smith and passed unanimously.

Earl Bock motioned to recommend approval of the Victor G. & Sheryl A. Barrick and David C. & Jill M. Barrick Planning Waiver and Non-Building Declaration. The motion was seconded by Dennis Straub and passed unanimously.

Dennis Straub motioned to recommend approval of the Victor G. & Sheryl A. Barrick and David C. & Jill M. Barrick subdivision plan contingent upon staff comments dated October 6, 2016, engineer's comments dated October 7, 2016, and county comments dated October 4, 2016 being addressed. The motion was seconded by Bill Baker and passed unanimously.

2. Final Subdivision Plan for Susan J. Burylo (Deadline 01-10-2017)

Mike Wadel said this plan is 2.56 acres of land on Torway Road. The Brough property is to the south. This plan is a lot addition from the Burylo property to the Brough property. There is no earth moving or construction proposed.

Bob Line questioned what the goal is for the plan, and Kasey Brough said it is to straighten out a lot line on a portion of the front yard that they have been mowing.

Zoning Officer Kelso said he has no issues with the plan.

Dennis Straub motioned to recommend approval of the Susan J. Burylo modification request for Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Earl Bock and passed unanimously.

Tom Smith motioned to recommend approval of the Susan J. Burylo modification request for Chapter 178-24A of the SALDO, for the sheet size requirements. The motion was seconded by Dennis Straub and passed unanimously.

Earl Bock motioned to recommend approval of the Susan J. Burylo subdivision plan contingent upon staff comments dated October 6, 2016, engineer's comments dated October 7, 2016, and county comments dated September 19, 2016 being addressed. The motion was seconded by Bill Baker 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

The Harvest Festival will be held on Saturday, October 22, 2016 from 2:00 – 4:00 PM at Stuart Park.

SUPERVISOR LIAISON REPORT None

ADJOURNMENT

Bill Baker motioned to adjourn the meeting at 6:20 PM. The motion was seconded by Dennis Straub and passed unanimously.

Respectfully submitted,

Marjorie E. Metzger
Secretary/Treasurer

DRAFT