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**PLANNING COMMISSION MEETING
OCTOBER 14, 2015**

PRESENT: DENNY STRAUB, BILL BAKER, TOM SMITH, EARL BOCK, LORELEI COPLEN, TOM IMHOLTE, LYNN HOOVER, Larry Barrick, Assistant Manager/Zoning & Codes Enforcement Officer; Michael Masley, Manager; Marge Metzger, Secretary/Treasurer; Jason Reichard, Engineer .

VISITORS: Mike Wadel, Ron Secary, Brian Kobularcik.

ABSENT: Susan Smith, Solicitor.

CALL TO ORDER

The meeting was called to order at 6:00pm by Chairman Straub. Those present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

1. September 9, 2015 Planning Commission regular meeting minutes.

Dennis Straub mentioned there was a discussion about the MDR-O zone north of Alexander Spring Road at the last meeting that is missing from the minutes. He provided a written paragraph to be included as an amendment. Larry Barrick said the meeting recording would have to be checked for clarification.

Lorelei Coplen **motioned** to accept the September 9, 2015 regular meeting minutes as amended. The motion was seconded by Earl Bock and passed 4 – 1 with Tom Imholte abstaining.

CHAIRMAN'S COMMENTS: None.

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Preliminary/Final Subdivision Plan for Joan Deskis (deadline 1/12/16).

Mike Wadel explained the plan includes three lots that are all lot additions to adjoining lands. One lot is for Ms. Deskis's grandson. The plan also clears up some improvements that are across the property lines, and accommodates the Clean and Green program. There is no earth moving or construction proposed. The existing lots were subdivided in the late 1970's, and the sewage planning was done at that time. The end result will still be three lots.

Larry Barrick questioned if the existing structure is a barn or shed, because of the required setbacks. Mike Wadel stated there are no farm animals. Mike Wadel said it has been described as a shed, which needs to be verified on the plan.

Tom Smith questioned the frontage of Lot 1A, which is being reduced by 100', and verified there is no substandard lot being created. Larry Barrick confirmed.

There was discussion as to whether the Planning Waiver & Non-Building Declaration is required or not for this plan. It was determined that since there will be no new lots being created the Non-Building Waiver is not needed.

Tom Imholte questioned if the geology, outcropping and karst features were shown on the original subdivision done in the 1970's and the intent to show them on this plan. Mike Wadel said it may not have been a requirement at that time. He said the soils are all Hagerstown and limestone. This would be required if construction was being proposed, as well as storm water information. The septic system could not be placed over a depression or outcrop, which is checked by the Sewage Enforcement Officer.

Tom Imholte questioned the vague statement about no wetlands on the property. Mr. Wadel said delineation has not been done. It was observed by the field crew. He feels comfortable with the statement that it appears there are no wetlands on the property. Lorelei Copen suggested the note could read "after research and careful observation", or "after a review of the available information" instead of "it appears". Mr. Wadel agreed to revise the language.

Tom Imholte questioned the electric service shown. Mike Wadel said it is the electric service to the house.

Tom Imholte **motioned** to recommend waiving the requirement of a preliminary plan and accept this plan as a final submission, which is a modification of SALDO Section 178-13. The motion was seconded by Lorelei Copen and passed unanimously.

Bill Baker **motioned** to not address the Planning Waiver & Non-Building Declaration, as it is not needed for this plan. The motion was seconded by Earl Bock and passed unanimously.

Jason Reichard mentioned the seals and signatures are needed, as well as the concrete monuments to be set. Mike Wadel said there are two monuments on the site already.

Tom Smith **motioned** to recommend approval and forward the Joan Deskis final subdivision plan to the Board of Supervisors, contingent upon satisfaction of the Cumberland County Planning Commission's comments and the Engineer's comments dated October 6, 2015. The motion was seconded by Lynn Hoover and passed unanimously.

2. **Final Subdivision Plan for Michael Jaye (Deadline 1/12/16).**

Jason Reichard received a revised plan, which brings the engineer's comments down to three, which includes seals, certifications and landowner signatures. Larry Barrick received a response letter stating everything has been cleaned up.

The Commission determined the Planning Waiver & Non-Building Declaration is not needed for this plan.

Tom Imholte questioned the 100' well buffer which extends onto the adjoining property and the impact on the neighbor. Jason Reichard said that is a carryover from the original plans. This plan is a lot addition. On any plan there could be overlapping of buffers for wells onto adjoining properties. Larry Barrick said on new plans the well and septic locations are shown as proposed.

Dennis Straub questioned the drainage easement between the properties and if it needs to continue on the lot addition. Jason Reichard said the purpose of the drainage easement is for runoff from McCoy Lane. The easement is established and the landowners are granting themselves the easement at this point with the land being conveyed.

Lorelei Copen **motioned** to table the Michael Jaye subdivision plan until a representative appears before the Commission. The motion was seconded by Bill Baker.

Tom Smith said the plan doesn't appear to have any issues. It seems senseless to hold the plan up for a month just for signatures. Dennis Straub said this has been done before.

Lorelei Copen withdrew her **motion**. Bill Baker withdrew his second to the motion.

Tom Smith **motioned** to recommend approval and forward the Michael Jaye preliminary/final subdivision plan to the Board of Supervisors, contingent upon satisfaction of the Engineer's comments dated October 6, 2015. The motion was seconded by Lorelei Coplen, and passed by majority vote. Earl Bock abstained.

Bill Baker **motioned** to recommend waiving the requirement of a preliminary plan and accept this plan as a final submission, which is a modification of SALDO Section 178-13. The motion was seconded by Lynn Hoover, and passed by majority vote. Earl Bock abstained.

3. Final Subdivision and Final Land Development Plan for Goodman Logistics Center (Carlisle)

Ron Secary resubmitted plans after the last meeting for the Board of Supervisors. There were no changes to the design. He received a response letter from the Engineer dated October 6, 2015. The outstanding items are approval items.

Jason Reichard said his comments are summarized in his response letter dated October 6, 2015, which he reviewed for the Commission.

Ron Secary pointed out Note 30 on page 4 which deals with the on-going maintenance of the storm water facilities. Larry Barrick said an email was received from the Solicitor, which include some minor changes. Larry Barrick said an email was received from the Solicitor, which include some minor changes regarding the Storm Water Best Management Practices agreement.

There was a lengthy discussion concerning the fire suppression system, sizes of pumps, tanks and supply lines. Jason Reichard received a statement concerning the fire flow availability from the firm that was contracted to complete a full design of the system and the requirement needed to satisfy the fire flow. It states it is achievable. Mr. Secary said there is enough capacity and flow from the existing system to meet the requirements. Brian Kobularcik gave specifics on the tank and pump sizes. The Township has received a certification report from the fire chief of the capability of being able to serve the facility. He has also received a letter from Cumberland Goodwill EMS & ALS stating their organization's current staff and units are adequate to provide services to this project.

Dennis Straub mentioned the grammar error is still on the plan in the Surveyor's Statement of Accuracy. Also, Note 28 on Page 4 referencing Clerestory needs to be corrected.

Tom Imholte **motioned** to recommend approval of the modification request from Chapter 178-24.A of the SALDO for plan size requirements from 18"x24" to 30"x42". The motion was seconded by Lorelei Coplen and passed unanimously.

Earl Bock **motioned** to recommend approval to forward the Goodman Logistics Center Final Subdivision & Land Development Plan to the Board of Supervisors, contingent upon satisfaction of the Engineer's comments dated October 6, 2015, and inclusion of Larry Barrick's last paragraph on his report dated October 9, 2015 concerning fees. The motion was seconded by Lynn Hoover, and passed unanimously.

BUSINESS: None.

1. Zoning Map Discussion (MDR-O Boundary Line)

There was discussion on the October 14, 2015 Memo prepared by Lorelei Coplen concerning the MDR-O Zone North of Alexander Spring Road. The Planning Commission is requesting the Board of Supervisors to restore the boundary line to its original location as a measure of good faith to the residents. This boundary was 300' from the center of the road, but currently is shown as 200 feet. This boundary goes from the north side, in the vicinity of 651 Alexander Spring Road to Shagbark Lane, which is the east side of the township. Dennis Straub said the 300' is a physical isolation and would be an area that would never be developed and provides a buffer to the residents along Alexander Spring Road.

Larry Barrick said the request would require a zoning map amendment, which would cost extra money. The Supervisors are currently working on a Zoning Ordinance update, which was to be completed by the end of 2015. Mike Masley said the updates will not be completed by the end of the year because the input was not received in time.

Larry Barrick mentioned the township codification was done in 2004, which is when the 200' boundary was approved. It was an error that became fact with the codification. Mike Masley mentioned the mapping was worked on in 2002 by David Black and by Nassau Hennessey in 1994. Black was also involved in the 1998 map change. The original map was worked on in 1994.

Mike Masley said the request can go before the Board of Supervisors at their Monday, October 19 meeting. The request is for 300' to the north and 700' to the south. Dennis Straub said there were no errors made on the south. The Planning Commission was asked to review the draft memo and to respond to Lorelei Coplen by 5 PM tomorrow.

Bill Baker **motioned** to submit the memo from the Planning Commission to the Board of Supervisors requesting the boundary for the MDR-O zone be re-established at 300 feet to the north and 700 feet to the south in the area of 651 Alexander Spring Road to Shagbark Lane.

SOLICITOR'S REPORT - No report submitted.

ENGINEER'S REPORT - No report submitted.

ZONING OFFICER'S REPORT

Larry Barrick said Trade Center 44 has been clearing and grubbing. It has been approved for recording. He attended a pre-construction meeting. The septic site has been protected. There were 8 champion trees on the original plan that were to be protected. Six of the trees are no longer there. The trees were removed by the previous owner. One tree fell naturally. There are two trees remaining, which have been marked. The driveway has been stabilized.

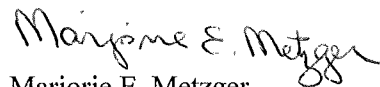
PARK & RECREATION LIAISON REPORT - No report was submitted.

SUPERVISOR LIAISON REPORT - No report submitted.

ADJOURNMENT

Bill Baker **motioned** to adjourn the meeting at 7:28pm. The motion was seconded by Tom Imholte and passed unanimously.

Respectfully submitted,



Marjorie E. Metzger
Secretary/Treasurer

