



Dickinson Township
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PLANNING COMMISSION MEETING April 14, 2021

PRESENT: EARL BOCK, ROBERT LINE III, ELIZABETH GRANT, BETH KIKLA, JUSTIN SMITH
members; Glenn Kelso, Zoning & Codes Officer; Laci Hockenberry; Assistant Secretary/Receptionist.

VISITORS: Joseph Buckley

ABSENT: Dennis Straub, Christian Miller, Jason Reichard

CALL TO ORDER

The meeting was called to order at 6:01 PM by Chairman Bock. The Pledge of Allegiance was recited by those in attendance.

APPROVAL OF MINUTES

1. March 10, 2021 Planning Commission Regular Meeting Minutes

Bob Line requested his statement in Chapter 3, include additional context on the decision to reword “overlay” to “area” throughout the document.

Bob Line requested notation to be included in the minutes on bullet points that were stricken in (Chapter 4, Pg. 5 & 6, Strategy 4) these items are addressed in the Zoning Ordinance.

Beth requested to remove the words “move existing bullets and” from (Chapter 4, Pg. 4, Strategy 3) and note the two new bullets created have been added to the Community facilities section of Chapter 6.

Bob Line motioned to accept the March 10, 2021 regular meeting minutes as amended. The motion was seconded by Beth Kikla and passed unanimously.

CHAIRPERSON’S COMMENTS: Chairperson Earl Bock would like to thank the members of the Planning Commission for all the hard work they have all put into revising the Comp Plan.

PUBLIC INPUT: None.

REVIEW OF PLANS:

Final Subdivision Plan for Joseph & Karen Buckley

Joseph Buckley gave a brief overview of the plan to consolidate Tax parcel 08-11-0290-162, which includes Lots 42, 43 & 72. Mr. Buckley explained he removed the dividing lines on the property to create one tract of land this has been updated on his deed and recorded with the Tax office. He noted there is a covenant in the deed that prevents the property from being subdivided in the future.

Zoning and Codes Officer Kelso addressed his comments dated April 8, 2021 and comments from the Township engineer dated April 5, 2021. He explained that although the properties are deeded together, the Township does not recognize them as one lot without a proper plan being approved. This plan will clear everything up and make it official. After reviewing, the Township Engineer and Zoning and codes Officer agree with the waivers being requested.

Beth Kikla motioned to approve the waiver of items one through nine, in the recommendation for staff suggestions of a simple consolidation plan that has already been subject to previous subdivisions. Bob Line seconded and it passed unanimously.

Staff suggests that a condition of plan approval be based on the applicant adhering to the Township staff, Township Engineer and Cumberland County Planning Departments review letter comments. Staff suggest that a condition of plan approval be based on the applicant providing a final deed of consolidation for the property. Staff suggests that a condition of plan approval be based on the applicant paying in full all administration fees, inclusive of application fees, plan review and inspection charges, within sixty days (60) following the date of written notice from the Township of any administration fees. Final plans will not be signed or released for recording until all administration fees are paid in full. Justin Smith motioned to forward the Final Subdivision Plan for Joseph and Karen Buckley to the Board of Supervisors for approval, Bob Line seconded and it passed unanimously.

Kistler Property Final Subdivision Plan & Sewage Planning Module

Zoning and Codes Officer Kelso stated that SLD Planning, and Consulting requested the plan be tabled until next month's meeting for them to have more time to address the comments. Elizabeth Grant made a motion to table the Kistler Final Subdivision Plan & Sewage Planning Module until the May 12, 2021 PC Meeting. Beth Kikla seconded, and the motion was passed unanimously.

Chapter 2 Discussion & Review.

- (Chapter 2, Pg. 7, Strategy 7) Elizabeth Grant will review and submit either a revision or addition to include "State support the implementation of county wide action plan."
- (Chapter 2, Pg. 16, Strategy 21) There was a brief discussion to decide if action 1 was still germane, it was decided to retain the action as stated.
- Elizabeth Grant provided a tabular format of Chapter 2 for review. She noted changes she made to the number of the actions related to the strategies. After a discussion it was decided to rework the table to match the current numbering related to the strategies throughout Chapter 2. Zoning & Codes Officer Kelso will resend the draft versions of all the changes made through the PC email to compare the most up to date changes.

Chapter 3 Discussion & Review.

- Justin Smith gave a brief discussion of the changes he made to chapter 3. He explained his reference to the current zoning and what surrounding municipalities are doing. Justin gave an overview of the areas for the future land use map, they are as follows, Future Growth Area, Primary Agriculture Area and The Natural Resource Protection Area.
- (Chapter 3, Pg. 4, Natural Resource Protection Area) Justin Smith noted he will include Michaux State Forest, Appalachian trail, and Kings Gap Environmental in the third paragraph that begins with "The Yellow Breeches Creek."
- The PC will discuss this Chapter in more detail at next month's meeting on May 12, 2021.

Chapter 4 Discussion & Review.

- (Chapter 4, Pg. 1, Introduction) Strike the word "that" in the first sentence.
- (Chapter 4, Pg. 4) Reword the last sentence of the first paragraph to "Areas identified in the 100-year flood plain as defined by FEMA is a flood plain overlay in the zoning map."
- (Chapter 4, Pg. 4) Note the revised bullets as discussed at the March 10, 2021 meeting.
- (Chapter 4, Pg. 9) Act 167 Stormwater Management Plans, Beth noted this is an outstanding item, Elizabeth Grant will provide input on considering green infrastructure recommendations to control runoff, reduce impervious pavement, etc.

- There was a brief discussion on how to proceed with the profiles, Beth Kikla noted the MPC only requires a profile on housing and demographic sections, it does not require a profile for each chapter. Once it is determined which profiles the PC plans to retain, Township staff will work with Cumberland County Planning Department to update them. Elizabeth Grant offered to provide some community profile examples from other townships. She will include the use of existing data sources with links to the original data sources for the most up to date statistics for items that are constantly changing.
- Beth Kikla would like to table the discussion on how to proceed with the profiles until PC is able to review the data sources and a decision can be made on what profiles to retain or strike.

Chapter 5 Discussion & Review.

- (Chapter 5, Pg. 2, Strategy 9) Reword second sentence of first paragraph to read “The future land use plan identifies growth areas as being adjacent to water and sewer service areas.”
- (Chapter 5, Pg. 2, Strategy 9) Strike “This is not to say that these are the only locations where new housing can be developed, but rather”
- (Chapter 5, Pg. 5, Strategy 11) Beth Kikla noted the outstanding comment, Justin will provide a small paragraph or sentence on the opportunity Dickinson Township presents for existing vacant lots. Zoning and Codes Officer Kelso encouraged the PC to be mindful of the wording for this section. There was a brief discussion on the topic of how to word or if there is a need to include in the Comp Plan. Justin will provide input for the PC to review.

Chapter 6 Discussion & Review.

- (Chapter 6, Pg. 1 & 2) Strike sections Housing & Economic Development, Land Use & Transportation, and Natural Resource. These are stated in respective chapters.
- (Chapter 6, Pg. 3, Strategy 13) Revise the first paragraph, Zoning/Codes Officer Kelso will provide updated information. Include “The South-Central portion of the Township is serviced by Mt. Holly Springs and the North-Eastern portion is serviced by South Middleton Township as identified in the future land use growth area.”
- (Chapter 6, Pg. 3, Strategy 13) After first sentence add “Currently several commercial properties in the North-Eastern portion of the Township have sewer and water from South Middleton Township.”
- (Chapter 6, Pg. 6) Strike first paragraph under Encourage Recycling.
- (Chapter 6, Pg. 6) Note the two new bullets added from the March 10, 2021 meeting. Reword first bullet from “recycling” to “composting” services.
- (Chapter 6, Pg. 6) Reword second paragraph, “residents who utilize Waste management for trash” to “Current Dickinson Township Contracts for Trash & Recycling services.” Follow this sentence with “Cumberland County has an electronic recycling site near the prison. Cumberland County periodically provides household hazardous collection events.”
- (Chapter 6, Pg. 6) Change title Encourage Recycle to “Recycling, Composting and Proper Waste Disposal”
- (Chapter 6, Pg. 6, Strategy 15) Include Lindenwood in paragraph of recreation amenities and “The Township is developing master plans for the future development.”
- (Chapter 6, Pg. 7 & 8 & 1st paragraph of Pg. 9) Remove sections on defining parks and recreation.
- (Chapter 6, Pg. 9) There was a brief discussion on retaining the Greenways, Trails and Connectivity section. Justin Smith will review and include it in the Natural Resource’s Protection Area section of Chapter 3.
- (Chapter 6, Pg. 11, Strategy 16) Reword the title of Strategy 16 to Emergency Services Work Group. This is a collaboration of North Middleton, Dickinson, South Middleton, & Mt. Holly Springs to better appropriate funds to Fire & EMS services. Bob line will provide input and rework the strategy and title to submit to Beth Kikla.
- There was a brief discussion on survey for public input, Zoning/Codes Officer Kelso suggested putting a notice on the website to promote the Comp Plan and encourage public input.
- Beth Kikla made a motion that we dispense with surveys in the context that we are going to review in regards of the Comp Plan in favor of public input. Elizabeth Grant Seconded and passed unanimously.

NEW BUSINESS: None

OLD BUSINESS: None

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

ZONING OFFICER'S REPORT: None

CUMBERLAND COUNTY PLANNING COMMISSION REPORT: None

PARK & REC LIAISON REPORT: The Park and Rec Committee is continuing to work through the two parts of the Master plan.

SUPERVISOR LIAISON REPORT: None

ADJOURNMENT

Justin Smith motioned to adjourn the meeting 8:10 PM. The motion was seconded by Beth Kikla and passed Unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist