



Dickinson Township
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PLANNING COMMISSION MEETING
August 11, 2021

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

VISITORS: Mike Wadel, Shireen Farr

ABSENT: Denny Straub, Jason Reichard; Engineer, Christian Miller; Solicitor

CALL TO ORDER

The meeting was called to order at 6:03 PM by Chairman Bock. The Pledge of Allegiance was recited by those in attendance.

APPROVAL OF MINUTES

July 14, 2021, Planning Commission Regular Meeting Minutes

Beth Kikla motioned to accept the July 14, 2021, regular meeting minutes. The motion was seconded by Elizabeth Grant and passed unanimously.

CHAIRPERSON'S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS:

Heritage Valley Lots 46 & 47 Final Subdivision Plan

Mike Wadel from Diffenbaugh Wadel was present to discuss the plans and explained that there are two existing lots the owner would like to consolidate. Lots 46 & 47 in Heritage Valley front on Dannah Drive and borders West Old York Road to the rear. Each lot is approximately 1.54 acres, which would create a new 3.092-acre lot.

Beth Kikla motioned to approve the waiver request of the modification of Chapter 178-18.D of the SALDO, which requires plans to identify existing features located within 200 feet of the subject property. The motion was seconded by Bob Line and passed unanimously.

Nathan Merkel motioned to approve the waiver request of the modification of Chapter 178-55 of the SALDO, which requires plans to provide a carbonate assessment of the area. The motion was seconded by Elizabeth Grant and 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, withing sixty (60) days 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. Beth Kikla motioned to forward the Final Subdivision Plan for Heritage Valley Lots 46 & 47 to the Board of Supervisors for approval, Elizabeth Grant seconded, and it passed unanimously.

NEW BUSINESS:

Master Plan for Stuart and Lindenwood Park Presentation – Park & Rec Committee

Shireen Farr was present to discuss the Park & Rec Committee's progress on the development of Lindenwood & Stuart Parks. The consultant that was hired will be providing the Park & Rec board a phased report for the development of each park along with a cost analysis for each phase. The Park & Rec board will then take a few months to process the information and make a course of action, they hope to have decisions made by the end of the year so grant options can be explored for the 2022 cycle.

Stuart Park

The proposal includes an expansion of both parking lots, the design of a new pavilion, construction of an accessible fishing pier with a launch to the Yellow Breeches Creek, stabilization of the walking trails, and a sign to pay homage to the raceway. The project is estimated to cost around \$781,000 and Mrs. Farr expects the project to be spread out over 3 or 4 phases. A Structural Engineer was brought in to do studies on the Mill. They are proposing four options for the mill as follows:

- Full renovation – All floors would be restored with full ADA accessibility with an estimated cost of 1.5 million.
- Partial renovation - Create a 1st floor event space with an estimated cost of \$600,000 – \$850,000
- Partial deconstruction – Partial deconstruction of the mill while restoring the block foundation with an estimated cost of \$75,000 – \$150,000
- Full deconstruction - A complete dismantle and removal of the mill. Some of the structural pieces can be reused and could be sold. This would potentially allow the items sold to cover the cost of the demolition, allowing costs to break even.

Nathan Merkel questioned the lands to the South that were deemed inaccessible and asked if an elevated nature walk had been considered? Mrs. Farr stated given the scope of the project the expansion area got tabled, there was a perceived challenge of getting a bridge over the creek due to it being land locked. Nathan Merkel noted that there is grant funding available for these types of structures and believes this could be a good driver to bring people into the Township.

Zoning/Codes Officer Kelso gave a brief update on the progress of the restroom install project, stating the well has been drilled and the bathroom bids will be going out within the next two weeks. The septic and sand mound were installed in 2016 and will require a simple hookup. The Township met with DCNR & Cumberland County Planning Department to begin the process of the reforestation of Stuart Park.

Lindenwood Park

Shireen Farr gave a brief overview of the proposed redesigned plan, which is a 6 -7 million project on the 44-acre site which will be turned it into an active park. The consultant has proposed a design and tried to take the terrain into consideration. She explained they are proposing disc golf, two ball fields, a natural sledding hill, a restructure to the existing parking lot, pickle ball & basketball courts, a multipurpose field, a tot lot with a small pavilion, additional parking off Walton Drive will be constructed with a maintenance facility and a volleyball court.

Mrs. Farr noted the current Lindenwood Development residents have voiced some concerns about the increased flow of people and a heightened potential of crime and use of the walking trail located within the Development.

Elizabeth Grant inquired about lighting at Lindenwood Park. Mrs. Farr stated lighting would need to be installed to get full utilization on the baseball/softball fields.

Beth Kikla questioned as this moves forward will the residents have another option to weigh in on their comments. Mrs. Farr stated yes, once this is in process further, they will need revisit the opinions of the residents.

Beth Kikla also questioned the long-term sustainability and what the cost of the maintenance and upkeep will be. Mrs. Farr stated that the park will generate some revenue on what is programed or booked. Other revenue may come as backstop sponsors at the ball fields etc. but, this will need to be a future topic of discussion.

OLD BUSINESS:

Comp Plan Review

Chapter 3 Review and Discussion

- (Chapter 3, Page 6) The text change is now converted to a map.

Chapter 6 Review and Discussion

- Beth Kikla noted the changes, and she advised the PC members to email Zoning/Codes Officer Kelso with any issues and/or have comments prepared to discuss at the September PC meeting.

Township Profile Sections

There was a discussion on what is required by the MPC and what the PC would like to include in the profile. Zoning/Codes Officer Kelso noted after a request from the board he consulted Solicitor Miller on the requirements. Solicitor Miller provided a guideline of the MPC requirements. The board discussed in more detail the option of displaying the profile on the Dickinson Township website to promote it outside of the Comp plan, allowing it to be updated annually. Elizabeth Grant noted most of the data received was obtained from Cumberland Area Economic Development Corporation.(CAEDC) After deliberation, it was agreed to remove the Chapter Profiles from the end of Chapters 3 through 7 and place the Township Profile in a standalone chapter.

The PC members briefly discussed the format for the Community Profile Chapter. Members agreed to use North Middleton Township's as guide for the layout with snapshots of the statistics and bullet points to keep it simple and easy to navigate. PC members were encouraged to make a list for next month's meeting of statistics that they would like to see included in the next chapter. Justin Smith will propose a one-page article that fits into the North Middleton format on future land use acreage.

Elizabeth Grant will pull relevant information from the Cumberland Area Economic Development Corporation (CAEDC) and will create placeholders for the census and ACS data to be entered as it becomes available.

Beth Kikla will develop a template for the Township Profile chapter utilizing the North Middleton Township format as a beginning point.

Chapter 9 Review and Discussion

There was a brief discussion on a rewrite of Chapter 9 to include more Dickinson Township specific related information.

Elizabeth Grant will reach out to local historians and the historical society for this information.

Beth Kikla encouraged members to make revisions using track changes and submit to Zoning/Codes Officer Kelso for next months meeting.

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

ZONING OFFICER'S REPORT: Zoning/Codes Officer Kelso welcomed new member Nathan Merkel to the PC board. He also provided an update on the Stuart Road progress and informed the board of two new public works employees.

CUMBERLAND COUNTY PLANNING COMMISSION REPORT: None

PARK & REC LIAISON REPORT: Chairman Bock would like to express thanks to the Park & Rec board for sending a representative to discuss the park updates.

SUPERVISOR LIAISON REPORT: None

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 7:55 PM. The motion was seconded by Justin Smith and passed Unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist