



Dickinson Township
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PLANNING COMMISSION MEETING
August 12, 2020

PRESENT: ROBERT LINE III, EARL BOCK, ELIZABETH GRANT, KRISTINA LOTWICK members; Jason Reichard, Engineer; Glenn Kelso, Zoning & Codes Officer; Laci Hockenberry; Assistant Secretary/Receptionist.

VISITORS: Ron Secary, Dennis Calaman, Donna Calaman, Troy Briggs, Brian Kobularcik, Charles Courtney

ABSENT: Beth Kikla, Dennis Straub, Justin Smith, Christian Miller

CALL TO ORDER

The meeting was called to order at 6:01 PM by Chairman Bock.

PLEDGE OF ALLEGIANCE - Those present recited the pledge of allegiance.

APPROVAL OF MINUTES

1. July 8, 2020 Planning Commission Regular Meeting Minutes

Robert Line motioned to accept the July 8, 2020 regular meeting minutes. The motion was seconded by Elizabeth Grant and passed unanimously.

CHAIRPERSON'S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS:

1. Dennis & Donna Calaman Agricultural Security Area Addition

Dennis Calaman was present and explained that they have submitted an application to add two tracts of land to the Agricultural Security Area. The first is a 164.48-acre tract of land that is actively farmed and contains several farm buildings and an existing house. The second tract consists of 7.72 acres which abuts the first property and is surrounded by trees with part of it being farmable.

Zoning/Codes Officer Kelso addressed his comments dated August 6, 2020. The property is considered prime agriculture land and is near other properties that are already part of ASA and the ACE program. Zoning/Codes Officer Kelso stated the Township feels this is a good candidate and is currently being actively farmed and meets all the criteria.

Elizabeth Grant addressed County's Comments and questioned the second tract of land. She stated this property did not meet the 10-acre minimum. Mr. Calaman explained both tracts of land are attached and where it meets is farmable land. Both tracts are being considered as a whole, rather than two separate parcels.

Elizabeth Grant questioned if there was a plan for the property to be considered for the County Land Preservation Program. Mr. Calaman explained the property is in CREP and therefore would not be able to be considered for the County Land Preservation Program at this time.

Kristina Lotwick motioned to recommend approval of the Agriculture Security request submitted by Dennis and Donna Calaman. The motion was seconded by Elizabeth Grant and passed unanimously by the Planning Commission.

2. Goodman Logistics Parking Expansion – Revised Final Land Development Plan

Ron Secary gave a brief overview of the revisions to the Goodman Logistics Parking Expansion that was approved in 2019. Mr. Secary explained with the original plan the access road came down and separated the existing parking with the proposed parking. The revision will still allow for the additional parking just reconfigured. With the new revisions there will be a ramp created on the North side with new car parking placed next to the building. Several tractor spaces will also be added with a security fence. The new plan allows for the new access road to go to the outside of the parking area. Previously people would have to cross the truck traffic in order to get into the building. The Stormwater plan will essentially stay the same as previously approved with the addition of a second collection system.

Engineer Reichard discussed that he had reviewed the plans and looked at the stormwater and confirmed things were in line. He stated they have no comments and found them to be consistent with the ordinances. Engineer Reichard noted there is a request for a waiver of stormwater volume which was previously approved with the original plan. At that time, testing was completed, and infiltration was not recommended. The engineer constructed a water quality fore bay system and that all still checks out. Since applicant cannot perform infiltration, they cannot meet the volume storage requirements, therefore Engineer Reichard supports the waiver request.

Zoning/Codes Officer Kelso addressed his comments. Staff suggests approval of the plan with the conditions that the applicant must provide financial security written evidence from County conservation that they are in compliance with their NPDES permit and that they must pay park and rec fees before the plans are recorded.

Elizabeth Grant motioned to recommend a modification of Chapter 170-15.A.(1) of the Storm Water Management Ordinance, to waive the requirement to not increase the post development total runoff volume for all storms equal to or less than the two year, twenty four hour duration precipitation. The motion was seconded by Kristina Lotwick and passed unanimously.

Kristina Lotwick motioned to recommend approval of the Goodman Logistics Parking Expansion Revised Final Land Development Plan with the conditions of plan approval being based on the applicant adhering to the Township Staff and the Township Engineer's review letter comments; that a condition of plan approval be based on the applicant paying the park and recreation fee; that a condition of plan approval be based on the applicant providing the financial security to the Township; that a condition of plan approval be based on the Township being provided written evidence from the County Conservation District that this plan is in compliance with the NPDES permit; that condition of plan approval be based on the applicant paying in full all administrative fees, inclusive of application fees, plan review and inspection charges, within 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. The motion was seconded by Elizabeth Grant and passed unanimously.

NEW BUSINESS: None.

SOLICITOR'S REPORT – No report submitted.

ENGINEER'S REPORT – No report submitted.

ZONING OFFICER'S REPORT – Zoning/Codes Officer Kelso informed the PC member that the Zoning and SALDO Ordinances were adopted at the August 3, 2020 Board of Supervisors Meeting. There are no outstanding plans so future plans will be working off the new SALDO.

CUMBERLAND COUNTY PLANNING COMMISSION REPORT – No report submitted.

PARK & REC LIAISON REPORT – None report submitted

SUPERVISOR LIAISON REPORT – None report submitted

ADJOURNMENT

Robert Line motioned to adjourn the meeting at 6:23PM. The motion was seconded by Elizabeth Grant and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist