



Dickinson Township
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PLANNING COMMISSION MEETING December 8, 2021

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

VISITORS: Mike Wadel

ABSENT: Denny Straub, Christian Miller, Jason Reichard,

CALL TO ORDER

The meeting was called to order at 6:00 PM by Chairman Bock and the Pledge of Allegiance was recited by those in attendance.

OPENING ANNOUNCEMENTS

- The Planning Commission is seeking a volunteer to serve on their Board. Please contact the Township Office at (717) 486-7424 if you are interested in serving.

APPROVAL OF AGENDA

A motion was made by Nathan Merkel and seconded by Elizabeth Grant and unanimously passed to approve the agenda.

APPROVAL OF MINUTES

Beth Kikla noted under Chapter 6 Final Overview & Review the second sentence reads Chapter 6 page 5, should be page 4. A motion was made by Beth Kikla and seconded by Vice Chairman Line and unanimously passed to approve the November 10, 2021 minutes as amended.

CHAIRPERSON'S COMMENTS: Chairman Bock personally commended the Planning Commission on all their hard work on the Comprehensive Plan.

PUBLIC INPUT: None.

REVIEW OF PLANS:

West Cumberland Partners, LLC – Final Subdivision Plan

Mike Wadel from Diffenbaugh Wadel was present to discuss the subdivision plan for a 134-acre lot located on N. Dickinson School Rd. The owners purchased the property for Agricultural purposes and are proposing to subdivide the existing house onto its own lot. All review comments have been addressed by the Cumberland County Planning Department, the Township Zoning/Codes Officer, and Township Engineer. Mr. Wadel discussed that the owners would like to create a 4-acre lot. To do so he explained that due to clean and green each calendar year you can only subdivide two acres as long as it is under 10% of the total acreage enrolled. The owners would like to get two acres deeded off this calendar year and then come back in with a second subdivision plan that would add two additional acres next year to create the 4-acre lot. Once the lot addition is

completed it will remove a setback issued caused by two silos that currently sit 15-20 from the property line. To ensure the plan would either get done or the silos would be removed due to the setback encroachment, a comment has been included stating that the owner will either submit and get approval for the lot addition or they will remove the silos.

Zoning/Codes Officer Kelso addressed his comments explaining everything has been addressed except for the silo and informed the board he has worked with Diffenbaugh Wadel & West Cumberland Partners LLC on the comment. Mr. Wadel noted West Cumberland Partners LLC is having some issues getting the bond of \$25,000 due to the estimate only being \$6,400. He also gave the option to provide an escrow check in the full amount before the Board of Supervisors meeting if there is concern over obtaining the bond. Vice Chairman Line noted he is glad they are keeping the historical home there and keeping it in its traditional fashion and he believes we should keep it moving so they can meet the timeline provided. After some deliberation the Planning Commission decided to include conditions of plan approval to include bond or **escrow** to cover the cost of the silos.

Elizabeth Grant addressed county's comments and noted the silos were their main comment as well, but they believe the conditions of plan approval discussed provide a good resolution.

A motion was made by Justin Smith for the request of a modification to Chapter 178-55 of the SALDO, which requires plans to provide a carbonate assessment of the area. The motion was seconded by Robert Line and passed unanimously.

Staff suggests that a condition of plan approval be based on the applicant adhering to any outstanding comments from the Township staff, Township Engineer and Cumberland County Planning Departments review letters. Staff suggests that a condition of plan approval be based on the applicant providing the Township with a bond or escrow to cover the cost of removing the silos if a new subdivision plan is not submitted by May 1, 2022, or if the plan is not approved by September 1, 2022. 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 (60) days following the date of written notice from the Township of any administration fees. Final plans will not be signed or released for recoding until all administrative fees are paid in full. Elizabeth Grant motioned to forward the Final Subdivision Plan for West Cumberland Partners, LLC to the Board of Supervisors for approval, Nathan Merkel seconded, and it passed unanimously.

NEW BUSINESS: None

ZONING OFFICER'S REPORT: None

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

PARK & REC LIAISON REPORT: The Master Plan for both Stuart Park and Lindenwood Park was finalized and was approved at the December 6, 2021 Board of Supervisors Meeting. Vice Chairman Line also noted there is an opening on the Park & Rec Board if anyone is interested.

SUPERVISOR LIAISON REPORT: Trash has been a big issue right now, there was also a meeting held between Dickinson Township, DEP, Representative Barb Gleim's office, Representative Paul Schemel from Franklin County, and a representative from Senator Judy Ward's office to discuss Food Processing Residuals.

CUMBERLAND COUNTY PLANNING COMMISSION REPORT: None

OLD BUSINESS:

Comp Plan Review

Beth Kikla noted the document is Full justification style versus left justification ragged right, she requested staff to review the document for consistency.

Elizabeth Grant noted the following changes.

(Chapter 1, Page 4) In the first paragraph reword the first sentence to read the township **is bordered by** Cooke and Penn Townships.

(Chapter 1, Page 4) Update acres of prime farmland in Dickinson Township from 2,949 to 3,040 acres.

(Chapter 2, Page 3, Strategy 6) Under potential funding sources/partners changes West shore to Western.

(Chapter 2, Page 10, Strategy 21) Under potential funding source/partners, Rabbit transit is spelled incorrectly.

(Chapter 2, Page 10, Strategy 21) Under timeframe the word ongoing is spelled incorrectly.

Zoning/Codes officer noted he will review spacing throughout document.

A motion was made by Beth Kikla to forward the draft Comprehensive Plan to the Board of Supervisors for review. The motion was seconded by Vice Chairman Line and passed unanimously.

Chairman Bock signed the memo to present the reviewed Comprehensive Plan to the Board of Supervisors.

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 6:45. The motion was seconded by Justin Smith and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist