



**Dickinson Township**  
**219 Mountain View Road**  
**Mount Holly Springs, PA 17065**  
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**www.dickinsontownship.org**

**PLANNING COMMISSION MEETING**  
**JANUARY 10, 2018**

**PRESENT:** **DENNIS STRAUB, BOB LINE, EARL BOCK, BETH KIKLA, JOSHUA FORD, NATHAN MERKEL, Members;** Glenn Kelso, Zoning & Codes Enforcement Officer; Marge Metzger, Secretary/Treasurer; Jason Reichard, Engineer, Christian Miller, Solicitor.

**VISITORS:** Andrew Reese

**ABSENT:**

**CALL TO ORDER**

The meeting was called to order at 6:04 PM by Chairman Straub.

**APPROVAL OF MINUTES**

1. **December 13, 2017 Planning Commission Regular meeting minutes.**

**Beth Kikla motioned to approve the December 13, 2017 regular meeting minutes. The motion was seconded by Joshua Ford and passed unanimously.**

**CHAIRMAN'S COMMENTS:** None

**VISITORS/PUBLIC INPUT:** None

**REVIEW OF PLANS**

1. **Christopher Meleason Final Subdivision Plan (Deadline April 11, 2018).**

Andrew Reese was present. He explained this plan is on Mt. Rock Road and is located in both Dickinson and Penn Townships. There is 2.29 acres being taken off the existing tract of 13.5 acres. The remaining 11.28 acres will be land hooked on to the adjacent tract, which is owned by Peter Meleason to the south. Several waivers are being requested. The Engineer's Comments dated January 4, 2018 were reviewed.

Joshua Ford questioned the history on the Township's prohibition on panhandle lots. Chairman Straub explained the Township took a position in 2009 to avoid panhandle lots, which was enacted into the Ordinance. A number of places in the Township have these types of lots. It is a way to develop without internal streets, with narrow access for driveways, and the lots do not have the required frontage.

Bob Line questioned the triangle piece of property in the corner that states "unknown owner". Mr. Reese explained that when the new surveying was done, a small piece of land with no more than 1,500 square feet was not conveyed. That triangle is not in Dickinson Township. Solicitor Miller said the new method of surveying compared to the prior method of using metes and bounds sometimes does not match up and these small parcels are left.

Joshua Ford questioned if the lot is actually a panhandle lot since it has access in Penn Township. Zoning Officer Kelso explained the lot doesn't meet the 150' minimum lot width so it is still considered a panhandle lot. This matter

went before the Zoning Hearing Board, which unanimously approved a waiver from the minimum requirements. Engineer Reichard mentioned the Zoning Hearing Board decision should be noted on the plan.

Zoning Officer Kelso said the land in Dickinson Township is zoned LDR, and the land in Penn Township is zoned Agriculture.

The County Comments dated April 20, 2016 were reviewed.

Mr. Reese said the owners have no plans for development. This is actually a father and son transaction. Solicitor Miller said he has experience with these types of transactions occurring in order to build equity in the property.

**Earl Bock motioned to recommend granting the waiver request for modification of Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Beth Kikla and passed unanimously.**

**Beth Kikla motioned to recommend granting the waiver request for modification of Chapter 178-21A of the SALDO, to waive the requirement of providing the limits and dimensions of the tract of land that is being subdivided or developed. The motion was seconded by Joshua Ford and passed unanimously.**

**Joshua Ford motioned to recommend granting the waiver request for modification of Chapter 178-24A of the SALDO, for a modification of the sheet size requirements. The motion was seconded by Nathan Merkel and passed unanimously.**

**Joshua Ford motioned to recommend granting the waiver request for modification of Chapter 178-40J of the SALDO, to waive the restriction on panhandled lots as these are prohibited in the Township. The motion was seconded by Nathan Merkel and passed unanimously.**

**Beth Kikla motioned to recommend approval of the Christopher Meleason final subdivision plan, contingent upon the applicant adhering to the Township Engineer and Cumberland County Planning and Township Staff review comments; Penn Township granting approval of the Final Subdivision Plan; the applicant registering the existing garage on this property as a non-conforming structure; the Township being provided with a copy of the final deed of consolidation showing that Tract 1-2 was conveyed to Lot 1; and 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 recording until all administration fees are paid in full. The motion was seconded by Earl Bock and passed unanimously.**

#### **BUSINESS:**

Bob Line mentioned the Cumberland County Comprehensive Plan and land use map has been released. He encouraged the members to review it. The plan is well balanced.

Bob Line mentioned there is an opening on the Planning Commission so if the members know of anyone interested in serving on the Commission they should forward the information to Manager Barrick. Chairman Straub said it is a good way to get involved in the Township.

There was a brief discussion on the proposed Zoning and SALDO Ordinance updates. Chairman Straub explained the Board of Supervisors have been making steady progress on the zoning map and then the language will be developed to support the map. A lot of information that was provided by the three groups earlier in the process has been incorporated in the existing draft. Some of the information that was considered too restrictive has been deleted. Chairman Straub has been an advocate of restrictive zoning for the nice developments that are in place and less restrictive zoning for the open areas. Once the draft is ready, it will come before the Planning Commission for review and comment prior to any public hearings. Mr. Bock mentioned there is a lot of new members on both the Supervisors and Planning Commission boards, so it is important to get more eyes on it, make the changes, and get it enacted. We currently make decisions on the way the Ordinances are right now, but it may not be in the best interest of the Township going forward.

Chairman Straub mentioned he is very informal with the way he conducts business. He encouraged the members to speak up if they have something to say, without requesting permission. He asked them to be civil, not to interrupt or talk over someone else. If it gets out of hand, he will exert his control, but his relaxed approach has been successful in the past.

**SOLICITOR'S REPORT** - No report submitted.

**ENGINEER'S REPORT** - No report submitted.

**ZONING OFFICER'S REPORT** - No report submitted.

**PARK & RECREATION LIAISON REPORT** - No report submitted.

**SUPERVISOR LIAISON REPORT** - No report submitted.

#### **ADJOURNMENT**

**Beth Kikla motioned to adjourn the meeting at 6:37 PM. The motion was seconded by Earl Bock and passed unanimously.**

Respectfully submitted,

*Marjorie E. Metzger*

Marjorie E. Metzger  
Secretary/Treasurer

