



Dickinson Township
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PLANNING COMMISSION MEETING
July 14, 2021

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

VISITORS: Mike Wadel

ABSENT: Dennis Straub, Robert Line III, 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

June 9, 2021, Planning Commission Regular Meeting Minutes

Beth Kikla requested the minutes to reflect the following changes.

(Chapter 7, Page. 4 Strategy 19) Two additional bullets were added

- Support Rails to Trails Projects if railway land becomes available.
- Support Other bicycle lane and pedestrian path expansion projects if opportunities become available.

(Chapter 7, Page. 4 Strategy 19) Revised the 3rd bullet to include “collaborate with PennDOT and Developers to ensure that road improvements take into account use of the roadway for bicyclists.”

Amend (Chapter 7, Page. 5, Strategy 19) should be (Chapter 7, Page 4 Strategy 19) on fourth & fifth bullet under Chapter 7 Discussion and Review of June 9, 2021, Minutes

Beth Kikla motioned to accept the June 9, 2021 regular meeting minutes as amended. The motion was seconded by Elizabeth Grant and passed unanimously.

CHAIRPERSON’S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS:

Woods of Barnitz Lots 54 & 55 Final Subdivision Plan

Mike Wadel from Diffenbaugh Wadel was present to discuss the plan, he explained the developer would like to combine lots 54 & 55. The development has recently changed hands and the developer has been reviewing the lots, if they are not desirable, he has been combining several together to make them more appealing. This will remain a residential lot.

Zoning/Codes Officer Kelso noted the development has already gone through extensive review and the Township and Township Engineer agree with the waivers being requested.

Beth Kikla motioned to approve the waiver request of the modification of Chapter 178-18.D3 of the SALDO, which requires plans to identify existing features located within 200 feet of the subject property. The motion was seconded by Elizabeth Grant and passed unanimously.

Elizabeth Grant 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 Beth Kikla 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 Woods of Barnitz, Lot 54 & 55 to the Board of Supervisors for approval, Justin Smith seconded, and it passed unanimously.

NEW BUSINESS: None

OLD BUSINESS:

The PC was provided a copy of North Middleton Township's Community Profile to review as a guide to reference when creating the profile for the Comp Plan. A MPC handout was also provided to refer to as the board begins finalizing the Comp Plan review to ensure requirements are met. Beth Kikla advised the board to retain the read a heads material provided.

Chapter 7 Review and Discussion

- (Chapter 7, Page. 3) Traffic studies section will be removed as previously discussed, Beth Kikla will update and submit.
- (Chapter 7, Page. 4, Strategy 19) Beth Kikla noted the addition of the two new bullets and the revision to bullet number 3.
- (Chapter 7, Page. 4, Strategy 19) Reword header "PennDOT Bicycle and Pedestrian Master Plan" to "PennDOT Active Transportation Plan", including noting a change in the following paragraph from "Pedestrian Master Plan" to "Statewide Active Transportation Plan."
- (Chapter 7, Page. 4, Strategy 19) Elizabeth Grant will look up the year for the Pennsylvania State Active Transportation Plan and submit to be included.
- (Chapter 7, Page. 5) Noted changes made from June 9, 2021, Meeting

Chapter 3 Review and Discussion

- Justin Smith noted changes he made to Chapter 3, explaining he has simplified it into three categories which are as follows.
 - Growth Area
 - Primary Agriculture Area
 - Natural Resource Protection Area
- (Chapter 3, Page. 2) Justin Smith will include a notation to see future land use map in the appendix.
- (Chapter 3, Page. 4) Justin Smith will include a notation to see an easement map in the appendix.
- (Chapter 3, Page. 4) After review of the soils, Justin Smith explained outside of the green area, they are all good, so he removed the last sentence of the page.
- Justin Smith will submit a rough draft of the maps for PC to review.
- (Chapter 3, Page. 1) Under the introduction, retain "This chapter is organized as follows" Section and corresponding bullets as a place holder.
- Zoning/Codes Officer Kelso suggested provided a clean copy with notations on changes made for next months meeting.

Chapter 4 Review and Discussion

- (Chapter 4 Page. 11) Beth Kikla noted the inclusion of the County Wide Action plan as discussed.

Chapter 5, Review and Discussion

- (Chapter 5, Page. 5, Strategy 11) Beth Kikla has incorporated Justin Smith’s comment on vacant lots.
- (Chapter 5, Page. 5, Strategy 11) Add “than single family dwellings” to the end of sentence “The township has fewer apartments, townhouses, and rental properties.
- (Chapter 5, Page. 5, Strategy 11) Include “as of May 2021” to the end of the last sentence.

Chapter 6 Review and Discussion

- (Chapter 6, Page.2, Strategy 13) Paragraph has been revised, Zoning/Codes Officer Kelso will get an updated number of water customers.
- (Chapter 6, Page. 2, Strategy 13) Zoning/Codes Officer Kelso will confirm and update dates “2005 and 2007” in second paragraph.
- (Chapter 6, Page. 5, Strategy 14) Revised paragraph under “Recycling, composting, and proper waste disposal” created two new bullets from original paragraph and created a new bullet “Evaluate the need for, and the feasibility and affordability of establishing a Township composting capability.”
- (Chapter 6, Page. 6, Strategy 15) Add “ of public recreational areas.” To the end of the last sentence of the paragraph.
- (Chapter 6, Page. 6, Strategy 16) Beth Kikla noted the new Strategy 16 created by Robert Line III.

There was a brief discussion on whether to include or delete the toolbox sections. The Planning Commission unanimously decided to remove the toolboxes from each chapter. It was noted this is not a requirement of the MPC.

There was a brief discussion on what the Planning Commission would like to include in the profiles. Beth Kikla noted that she condensed and incorporated them into each chapter. Zoning/Codes Officer Kelso will contact the Solicitor to discuss what is required. The board agreed to review the profiles and compare to the North Middleton example provided and discuss further at next months meeting.

SOLICITOR’S REPORT: None

ENGINEER’S REPORT: None

ZONING OFFICER’S REPORT: None

CUMBERLAND COUNTY PLANNING COMMISSION REPORT: None

PARK & REC LIAISON REPORT: None

SUPERVISOR LIAISON REPORT: None

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 7:31 PM. The motion was seconded by Justin Smith and passed Unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist