



Dickinson Township
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PLANNING COMMISSION MEETING
July 8, 2020

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

VISITORS: Mike Wadel, James Weaver

ABSENT: Beth Kikla, Dennis Straub, Kristina Lotwick, Jason Reichard, Christian Miller

CALL TO ORDER

The meeting was called to order at 6:02 PM by Chairman Bock.

APPROVAL OF MINUTES

1. January 8, 2020 Planning Commission Organizational meeting minutes

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

2. January 8, 2020 Planning Commission Regular meeting minutes

Robert Line motioned to accept the January 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. Final Subdivision Plan for Woods of Barnitz Lots 7, 8, and 48 thru 52

Mike Wadel was present to discuss the proposed changes for 7 Lots in the Woods of Barnitz subdivision. Mr. Wadel explained the owner had to renew their NPDES permit and part of the renewal resulted in the increase in the size of the riparian buffer, which resulted in lost area on these lots. They are looking to take 7 approved lots and consolidate them into 5 lots. They are requesting 2 waivers given the simplicity of the plan. The waivers being requested are a modification of Chapter 178-13 of the SALDO to waive the preliminary plan process, and a modification of Chapter 178-24. A. of the SALDO, for a modification of the sheet size requirements.

Zoning/Codes Officer Kelso addressed his comments. He is requesting the plan have the appropriate signatures and the engineers seal before final approval. The Township agrees with the waivers being requested.

Robert Line motioned to recommend granting the waiver request of Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Justin Smith and passed unanimously.

Elizabeth Grant motioned to recommend granting the waiver request of Chapter 178-24. A of the SALDO, for a modification of the sheet size requirements. The motion was seconded by Justin Smith and passed unanimously.

Justin Smith motioned to recommend approval of the Final Subdivision plan for Woods of Barnitz with the conditions of plan approval being based on the applicant adhering to the Township Staff, Township Engineer, and Cumberland County Planning Department’s Review comments; that the Township is provided with a copy of the final deed of consolidation for Lots 7, 8 and 48 thru 52; and the applicant paying in full all administration fees, inclusive of application fees, plan review and inspection charges, within sixty days following the date of written notice. The motion was seconded by Robert Line and passed unanimously.

2. James Weaver Planning Module for 145 Montsera Road

Zoning/Codes Officer Kelso gave a brief overview of the planning module. Mr. Weaver was approved for a zoning variance to add an in-law suite to his existing home. Due to the extra gallons per day of sewage, DEP requires a planning module be submitted. The Township staff and the Township SEO has looked over it and everything seems to be complete. Once approved by the Township, it is then sent to DEP.

Robert Line motioned to recommend forwarding the Planning Module for 145 Montsera Road to the Board of Supervisors. The motion was seconded by Elizabeth Grant and passed unanimously.

NEW BUSINESS: August 3, 2020 is the tentative date for the public hearing for the Zoning and SALDO Ordinances with the intent adopt after the hearing is closed. The Township plans to start reviewing the Comp Plan next once the Zoning and SALDO have been adopted.

SOLICITOR’S REPORT – No report submitted.

ENGINEER’S REPORT – No report submitted.

ZONING OFFICER’S REPORT – No report submitted

CUMBERLAND COUNTY PLANNING COMMISSION REPORT – Elizabeth Grant discussed the CARES Act, which has been put in place to help municipalities affected by COVID-19. They plan to open for grant applications in mid-July with applications due by the end of July.

PARK & REC LIAISON REPORT – Zoning/Codes Officer Kelso informed the Planning Commission that the Township received a grant for the development of a master plan for Lindenwood and also for a restroom at Stuart Park.

SUPERVISOR LIAISON REPORT – Supervisor Line encourages residents to attend the Board of Supervisors meetings.

ADJOURNMENT

Robert Line motioned to adjourn the meeting at 6:14PM. The motion was seconded by Justin Smith and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist