



Dickinson Township
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PLANNING COMMISSION MEETING March 10, 2021

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

VISITORS:

ABSENT: Kristina Lotwick, Dennis Straub

CALL TO ORDER & PLEDGE OF ALLEGIANCE

The meeting was called to order at 6:03 PM by Chairman Bock. The Pledge of Allegiance was recited by those in attendance.

APPROVAL OF MINUTES

1. February 10, 2021 Planning Commission Regular meeting minutes

Beth Kikla motioned to accept the February 10, 2021 regular meeting minutes. The motion was seconded by Elizabeth Grant and passed unanimously.

CHAIRPERSON'S COMMENTS: Chairman Bock would like to reiterate his and the Planning Commission's appreciation for Beth Kikla on the work she has done to clean up the Comp Plan.

PUBLIC INPUT: None.

REVIEW OF PLANS: None.

NEW BUSINESS: None

OLD BUSINESS:

1. Proposed Comp Plan – Discussion and Direction.

Beth Kikla began the meeting with an overview of the changes she applied from comments received at last month's meeting. She suggested going through chapter 2 again as a quick cleanup and then focus on chapters 3 through 5. Beth noted the Township profiles at the end of chapters 3 through 7 and suggested setting them aside for review at a later meeting.

Overview of Chapter 2.

- (Chapter 2, Pg. 10 Strategy 11) Beth Kikla noted that Denny Straub had sent her a comment inquiring if the toolbox section was needed. She noted his comment for review and if it is decided to retain the toolbox sections, we may want to incorporate the actions.
- (Chapter 2, Pg. 12, Strategy 15) Reword Strategy to "Promote opportunities for recreation and parks consistent with growth in the Township."
- (Chapter 2, Pg. 12, Action 1) Add "consistent with the growth and demand for amenities" to the end of Action 1.

- (Chapter 2, Pg. 13, Strategy 15, Action 2) Beth asked for clarification on Action 2. Glenn explained anytime there is a subdivision and land development plan they are required by the Township to pay the Park & Rec fees.
- (Chapter 2, Pg. 15, Strategy 19, Action 1) Justin Smith would like to add developing connections and linkage to existing trails to Action 1.
- (Chapter 2, Pg. 15, Strategy 19, Action 2) Reword provide to “encourage”
- (Chapter 2, Pg. 16, Strategy 21) Add, “Periodically assess the need for and/or access to public transportation in the Township.”
- There was a brief discussion to reorganize Chapter 2 into a tabular format. Elizabeth Grant will create a mockup for the Planning Commission to review.

Discussion & Review of Chapters 3 through 5.

Beth Kikla gave a brief overview of the extensive changes she made from the old plan to align the Comp Plan to the new Zoning Ordinance.

Chapter 3

- Robert Line explained to not get the overly zoning confused with the comprehensive plan area, it was decided to reword “overlay” to “area” throughout the document.
- (Chapter 3, Pg. 2, Strategy 2) Strike Future Land Use Classification Section.
- Elizabeth Grant inquired how this chapter aligns with the future land use map. There was a brief discussion on how to proceed, and if a future land use map should be done since the Zoning ordinance has already established a map for the next 10 to 15 years.
- There was a brief discussion on how much detail to retain and how to align Chapter 3.
- Beth Kikla proposed Justin Smith lay out Chapter 3 and reorganize. He will submit the update for next months meeting.

Chapter 4

- (Chapter 4, Pg. 4, Strategy 3) Remove “burning” from first bullet.
- (Chapter 4, Pg. 4, Strategy 3) Add additional bullets to end of Strategy 3 “Explore opportunities to participate in neighboring Township yard waste program.” and “Consider future opportunity to establish Township recycling facilities.” Two new bullets were created and added to the Community Facilities section of Chapter 6.
- (Chapter 4, Pg. 5, Strategy 4) Strike bullet “Allow more than one dwelling on a farm” This item is addressed in the Zoning ordinance.
- (Chapter 4, Pg. 6, Strategy 4) Strike bullet “Allow Secondary business on the farm, as long as the supplemental business does not compromise the integrity of the farming operation.” This item has been addressed in the Zoning Ordinance
- (Chapter 4, Pg. 6, Strategy 4) Strike bullet “Allow farmers markets or roadside stands.” This item is addressed in the Zoning Ordinance.
- (Chapter 4, Pg. 9, Strategy 6) Under Act 167 Stormwater Management Plans, Elizabeth Grant stated she would like to add information about implementing the County Wide Action Plan to this section.
- (Chapter 4, Pg. 10, Strategy 6) Reword the last sentence under Act 167 Stormwater Management Plan. Strike “which municipalities will need to adopt” and replace with “Dickinson Township has amended and adopted.”
- (Chapter 4, Pg. 11, Strategy 7) Add a bullet under Residential Practices “Encourage conservation & Landscaping practices.

Chapter 5

- (Chapter 5, Pg. 2,) Retain first sentence of paragraph and add “refer to County Affordable Housing Study.” Strike remainder of the paragraph and the following paragraph.
- (Chapter 5, Pg. 2) Strike the Jobs/Housing Balance section.
- (Chapter 5, Pg. 3) Strike the Analyzing the Housing Cost Burden and the Need for Affordable Housing section.
- (Chapter 5, Pg. 4, Strategy 9) Add “Future land use plan identifies growth areas as being adjacent to areas that can be extended as future water and sewer” to the last sentence in the first paragraph.

- (Chapter 5, Pg. 7, Strategy 11) Strike the Influence of Lifestyle and Demographics section.
- (Chapter 5, Pg. 7, Strategy 11) Under Utilizing Existing Housing section, strike the word “existing” and replace with “vacant”.

SOLICITOR’S REPORT None

ENGINEER’S REPORT None

ZONING OFFICER’S REPORT Zoning & Codes Officer Kelso informed the Planning Commission the Park & Rec board will be holding an open meeting to discuss the park plans.

CUMBERLAND COUNTY PLANNING COMMISSION REPORT None

PARK & REC LIAISON REPORT None

SUPERVISOR LIAISON REPORT None

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting 8:09 PM. The motion was seconded by Justin Smith and passed Unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist