



Dickinson Township  
219 Mountain View Road  
Mount Holly Springs, PA 17065  
Phone: (717) 486-7424 ♦ Fax: (717) 486-8412  
[www.dickinsontownship.org](http://www.dickinsontownship.org)

**PLANNING COMMISSION MEETING  
October 14, 2020**

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

**VISITORS:** Ted Pluta, Dale Hartzell

**ABSENT:** Jason Reichard, Christian Miller

**CALL TO ORDER**

The meeting was called to order at 6:00 PM by Chairman Earl Bock.

**APPROVAL OF MINUTES**

**1. August 12, 2020 Planning Commission Regular meeting minutes**

Robert Line motioned to accept the August 12, 2020 regular meeting minutes. The motion was seconded by Beth Kikla and passed by majority; Denny Straub abstained.

**CHAIRPERSON'S COMMENTS:** None

**PUBLIC INPUT:** None.

**REVIEW OF PLANS:**

**1. Final Subdivision Plan for Hartzell – Kings Gap Road**

Ted Pluta from Brehm-Lebo Engineering was present and gave a brief overview of the plan. Mr. and Mrs. Hartzell currently own two separate tax parcels that are divided by a lot line running North and South that is bisected by Kings Gap Road. The Commonwealth of Pennsylvania has full title to the property under the road causing the property to be in two pieces that do not touch. Lot 1 currently has a house in the process of construction that has been approved by the S.E.O as well as the Township. Mr. Pluta also noted an existing sawmill on the North side of the property. The proposed plan is to reconfigure the lot line to run East and West to balance out the acreage, this will create two tracts for each lot. Mr. Pluta explained the new plan may look like four lots, but they are intended to remain together. There has been a note made on the plan that if the tracts were to be separated, they would have to go before the Township for approval. Mr. Pluta stated proposed lots 2A and 2B are non-buildable at the time and are to remain forested.

Chairman Bock inquired if there was anything anticipated for proposed lot 1A? Mr. Hartzell explained there is currently nothing anticipated, he also considers this lot non-buildable due to the existing features.

Zoning/Codes Officer Kelso addressed his comments dated September 14, 2020. He explained that they have acknowledged and revised all his comments as well as the Township Engineers comments and are requesting three waivers. The Township agrees with the waivers being requested.

Elizabeth Grant motioned to recommend granting the waiver request of Chapter 178-302.B.1 of the SALDO, which requires that plans be drawn at a scale no less than one hundred feet to the inch. Applicant is requesting a scale of one hundred fifty feet to the inch. The motion was seconded by Denny Straub and passed unanimously.

Denny Straub motioned to recommend granting the waiver request of Chapter 178-519.B of the SALDO, which requires the applicant to clearly depict as a natural and cultural feature on site plans the proposed riparian buffer comprised of three separate zones. The applicant is looking to waive the requirement to show zone 1 and 2 on the plan. The motion was seconded by Elizabeth Grant and passed unanimously.

Elizabeth Grant motioned to recommend granting the waiver request of Chapter 178-526.B of the SALDO, which requires any property containing an identified Pennsylvania Natural Diversity Inventory occurrence, or any portion thereof, shall clearly depict such occurrence as a natural and cultural feature on site plans. Applicant for proposals shall be required to obtain a PNDI receipt. The applicant is looking for a waiver from this requirement as there is no land development or earth moving proposed. The motion was seconded by Denny Straub and passed unanimously.

Beth Kikla motioned to recommend approval of the Final Subdivision plan for Hartzell – Kings Gap Road, 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; 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 Justin Smith and passed unanimously.

**NEW BUSINESS:** Zoning/Codes Officer Kelso stated that the Township is looking to start working on updating the Comp plan. The staff and the Board will review the existing plan and figure out how they want to proceed. Once this is figured out the Planning Commission will be involved to review it.

**SOLICITOR’S REPORT** – No report submitted.

**ENGINEER’S REPORT** – No report submitted.

**ZONING OFFICER’S REPORT** – No report submitted

**CUMBERLAND COUNTY PLANNING COMMISSION REPORT** – No report submitted

**PARK & REC LIAISON REPORT** – Beth Kikla mentioned the Public Park & Rec meeting scheduled for October 26, 2020 and the flyer for the Park and Rec survey. Zoning/Codes Officer Kelso explained there has been a separate committee of Park and Rec members, as well as locals from the warehouses, little league and bike enthusiast groups formed to discuss the Master Plans with the grant we received. Residents are encouraged to fill out the survey for their input on future park development.

**SUPERVISOR LIAISON REPORT** – Robert Line encouraged the PC members to attend the first Board of Supervisors meeting in December, he explained this will be a workshop meeting to discuss the Comp Plan.

**ADJOURNMENT**

Beth Kikla motioned to adjourn the meeting at 6:24 PM. The motion was seconded by Denny Straub and passed unanimously.

Respectfully submitted,

Laci Hockenberry  
Assistant Secretary/Receptionist