



Dickinson Township
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PARKS & RECREATION BOARD MEETING
March 22, 2021

CALL TO ORDER

Shireen Farr called the meeting to order at 5:00 PM at the Dickinson Township Municipal Building located at 219 Mountain View Road in Mount Holly Springs, PA 17065.

ROLL CALL - The following were present for the meeting: Shireen Farr, Alex Surcica and August Ginter.

VISITORS – Marge Bear, Larry Barrick, Robert Line, Chuck Strodoski, Chris Chiampi, Josh Dourte, Steve Nelson, David Miller, Doug Hottle, Jeff Krammos, Ryan Heishman, Chris Young, Michael Forstsche, Kurt Williams, Mike Farrell and Rob Kole

PLEDGE OF ALLEGIANCE Those present recited the Pledge of Allegiance.

NOMINATIONS OF OFFICERS FOR 2021

The members agreed to appoint Shireen Farr as Chairperson, August Ginter as Vice Chairman, and Alex Surcica as Secretary for 2021.

APPROVAL OF AGENDA The agenda as prepared was approved.

APPROVAL OF MINUTES

August Ginter motioned to approve the August 24, 2020 and October 26, 2020 minutes. Alex Surcica seconded the motion and it passed unanimously.

GENERAL PUBLIC INPUT None

FINANCIAL STATUS

The Financial Report, as prepared by Marge Bear was provided to the Board.

NEW BUSINESS

1. Allen Light

The members agreed to table discussion on the resume for Allen Light until the next meeting.

OLD BUSINESS

1. Land Partnership Grant for Stuart and Lindenwood Parks

Chuck Strodoski gave an overview of the Site Development Plan project for Stuart and Lindenwood Parks and what has taken place since last fall. The preliminary/final design plans were presented this

evening for both parks. There have been two public meetings, he has been working with the Study Committee, there were approximately 15 key person interviews, and a public opinion on-line survey was taken, with a total of 124 responses.

Stuart Park

Mr. Strodoski mentioned the structural analysis that was completed on the mill in 2012 and what changes have occurred since then. The western wall is the biggest issue.

The main entrance was kept and the parking area was extended and a drop off for the creek was added. A trail was added that is handicapped and wheelchair accessible, as well as a second smaller pavilion and open game area. A restroom building is proposed.

Josh Dourte of Roost Architecture gave an overview of his analysis of the mill. Prices range from \$1.5 million for a complete restoration to \$75,000 for deconstruction and open air event space.

The following questions were raised from the audience:

Will the landlocked piece of land remain unused? The Study Committee talked about a foot bridge but it would be very expensive.

The canoe drop off is a good addition, but it is a long distance from the creek. This is due to site distance, the existing septic system, and the floodway.

Will there be any lighting, or is it a daytime park? There is no lighting planned.

Will there be any security added for the improvements? There are not a lot of improvements planned other than one small pavilion. Depending on the level of development of the mill, security would be something to think about.

What would be the cost to remove the mill? The estimate would be \$30,000, and that depends on if the timber would be saved, and if the stone would be removed and turned into a grass area.

If the mill is used for a venue, would there be additional parking and its own restroom? That is part of a larger study of what use would make sense.

What are we saving, a mill from the 1800's, 1900's? It was a working mill until 1965. The original mill was in a different location. The mill has modern roof trusses, and wood on the first floor. The building is a mish mash but has character as a structure. The footprint and history can be maintained. If it is totally removed it would open up space. The parking is adequate unless the mill would be opened as a venue.

If the mill were removed would it increase the water flow? The mill is a distance from the creek now.

If the mill were fully restored, would there be a business plan to pay for itself? That was not part of the scope of this project. The Committee does not see the Township taking on the restoration. It would be

more likely be done by a private organization. The goal of this study is to show what the possibilities are for each park and is based on community demands. As funds become available, it can be developed, and the Site Development Plan is a document that helps the Township to move forward, especially with applying for grants.

Is there any money being spent now to maintain the mill? There has been some extermination efforts and issues with feral cats and racoons. There are no major maintenance costs included in the budget.

What about liability of the mill? That is why the fence was installed. The Supervisors and Park & Recreation Board must discuss items such as that. The purpose of this project is for park design.

The consensus of those present was not to fully restore the mill, but to do some form of upgrade.

Lindenwood Park

Mr. Strodoski listed the items that are planned for this park include baseball fields, a multi-purpose field, pickle ball and basketball courts, large parking area and small parking area, one large pavilion and several small pavilions, playground, nature fresh meadows, restroom/concession building, disc golf, and a maintenance building.

Questions raised by the audience are as follows:

Doesn't a field need to have level space? There will be grading done. There is rock on that property.

Is there a demand for more fields? Yes.

Will there be lighting? No.

How high will the native grass be and can it be walked across or played on? It can be mowed and can be maintained as the Township likes. The grass is normally waist high and the visuals will be kept open.

How will people be kept from parking on the public roads? Parking was discussed by the Study Committee. There is adequate parking, with 170 spaces proposed. If parking becomes a problem, the Township could take enforcement action. The suggestion was made to partner with the elementary school to use their parking area.

There are no police and this is a big park with potential for a lot of people. Will the trails be big enough to allow for emergency vehicles or police patrols? The trails will be wide enough to accommodate an emergency vehicle or maintenance vehicle.

Is the existing perimeter trail still there? The looped trail was moved away from the proposed maintenance building.

How will the parking lot effect property values? A suggestion was made to move the parking lot to the school side of the property to keep the noise away from the nearby homes. This would also help with the idea of partnering with the school by putting the Township parking area next to the school parking area.

Will there be a dog park? The park will be pet friendly, but no specific dog area is designed.

What is the time frame to start development, and what are the costs? The planning will end in a couple months. This prepares the Township for a round of grants with the state and county, up to 50% match funding. The phasing plan and cost estimates are the next steps in the process.

This is a master plan, but it can change all the time. Funding and priorities change over time and nothing is set in stone. This plan is a guideline and concept to help drive the decisions. In addition to the cost of developing the land, there is also the costs to maintain the facilities in the future, which will also require additional staff and equipment.

What income does the land generate now through the farming. The farming can continue for several years. The Township cannot make a profit. The lease covers the taxes and logistics only. The Township pays tax on the farmed area, but not the land that has trails on it.

Does the Township need a variance to develop a park? No, there are many uses allowed in the agriculture zone.

The next meeting that this matter will be discussed will probably be in May or June.

ADJOURNMENT

The next meeting will be April 26, 2021 at 5:00 PM. The meeting was adjourned at 6:34 PM.

Respectfully submitted,

Marjorie E. Bear
Recording Secretary