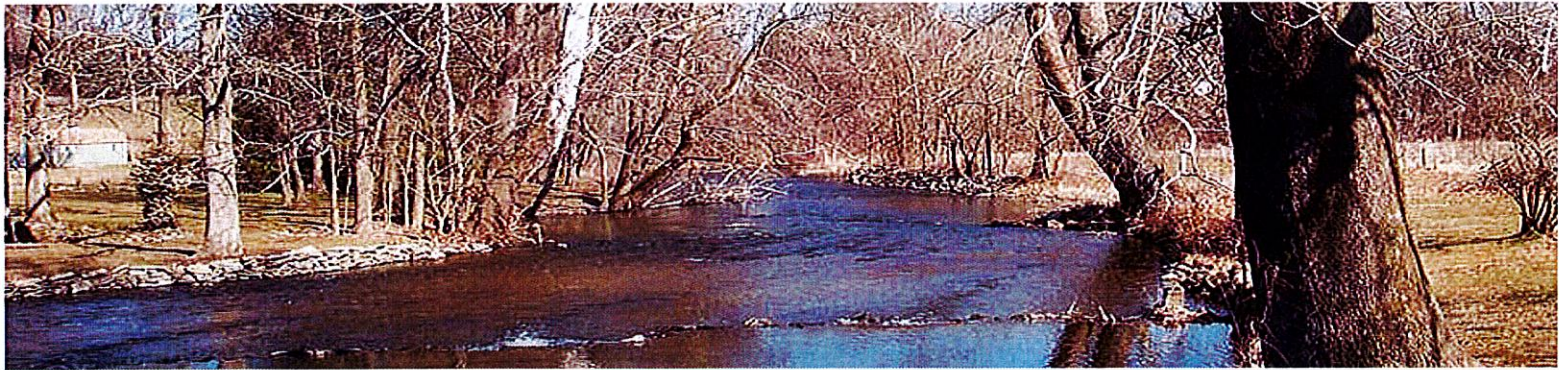
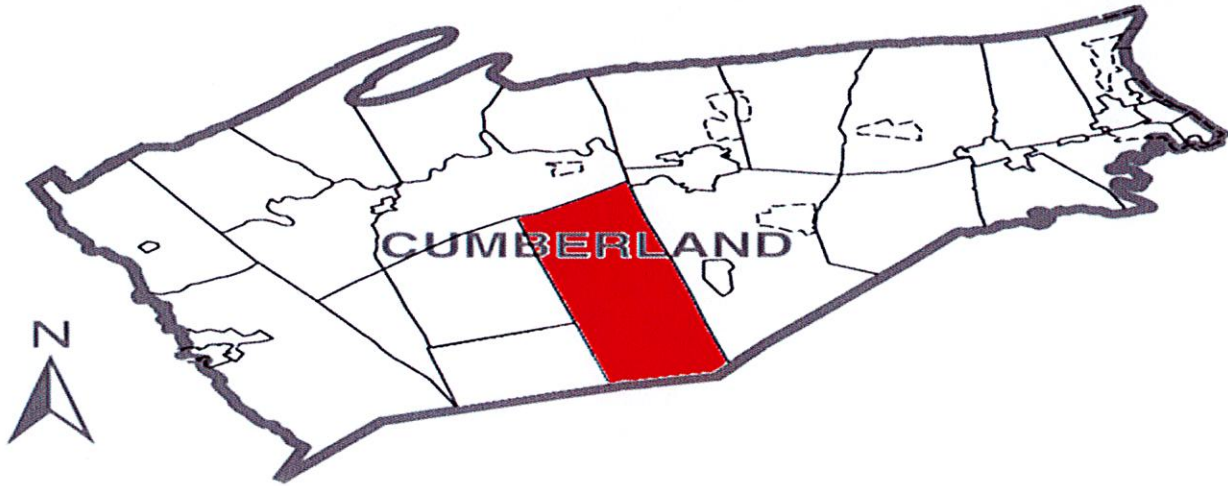




# DICKINSON TOWNSHIP



# COMPREHENSIVE PLAN





**RESOLUTION NO. 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DICKINSON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, APPROVING AND ADOPTING THE DICKINSON TOWNSHIP COMPREHENSIVE PLAN.**

**WHEREAS**, Dickinson Township (the "*Township*") is a second class township duly organized and existing under the Second Class Township Code (the "*Code*");

**WHEREAS**, Article III of the Pennsylvania Municipalities Planning Code (herein, the "*MPC*") governs the preparation and content of municipal comprehensive plans; and

**WHEREAS**, pursuant to the procedures set forth in the MPC, the Township Board of Supervisors has heretofore authorized the preparation of a comprehensive plan for the Township titled the "Dickinson Township Comprehensive Plan" (herein, the "*Plan*"); and

**WHEREAS**, pursuant to public notice, as that term is defined in the MPC, the Township has held a public hearing and received public comment on the Plan, which a public hearing was held after full compliance with all procedural requirements for adoption of a comprehensive plan as set forth in the MPC; and

**WHEREAS**, the Township desires to approve and adopt the Plan without further revision or amendment at this time; and

**WHEREAS**, the MPC requires that the Plan be adopted by resolution carried by the affirmative votes of not less than a majority of the members of the Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Dickinson Township that the Plan is hereby approved and adopted. For identification purposes, the Plan, as adopted, bears a cover page substantially similar to Exhibit "A" attached hereto, which page contains a title stating: "Dickinson Township Comprehensive Plan."

**BE IT FURTHER RESOLVED**, by the Board of Supervisors that the Plan shall be effective immediately, and the Township shall take all actions necessary to make the Plan effective immediately.

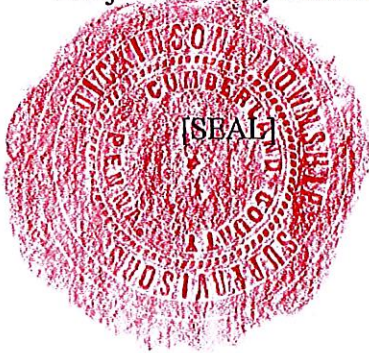
RESOLVED this 17<sup>th</sup> day of October, 2022.

ATTEST:

**DICKINSON TOWNSHIP  
BOARD OF SUPERVISORS:**

Marjorie E. Bear  
Marjorie E. Bear, Secretary

Lorelei W. Coplen  
Lorelei Coplen, Chairperson



Robert Line III, Vice- Chairperson

Robert A. Kole  
Robert A Kole, Supervisor

*I, Marjorie E. Bear, Secretary for Dickinson Township, do hereby attest that the foregoing Resolution No. 2022-06 was voted upon and approved by unanimous vote of the Board of Supervisors on the 17<sup>th</sup> day of October 2022.*



# Table of Contents

Chapter	Page
<b>1 Introduction to the Comprehensive Plan</b>	
Introduction .....	1-1
Expected Outcome .....	1-2
Relationships to Regional Planning .....	1-2
Legal Basis for the Plan .....	1-3
Township Overview .....	1-3
Community Input .....	1-4
<b>2 Goals, Objectives and Strategies for Implementation</b>	
Land Use Plan .....	2-1
Natural and Historic Resource Plan .....	2-2
Housing and Economic Development Plan .....	2-5
Community Facilities Plan.....	2-7
Transportation Plan .....	2-8
<b>3 Land Use Plan</b>	
Introduction .....	3-1
Goals .....	3-1
Future Land Use Areas.....	3-1
Strategies for Future Land Use Areas .....	3-2
Future Land Use Map .....	3-6
Existing Land Use .....	3-7

<b>4</b>	<b>Natural and Historic Resource Plan</b>	
	Introduction .....	4-1
	Goals .....	4-1
	Strategies for Natural and Historic Resources .....	4-1
<b>5</b>	<b>Housing and Economic Development Plan</b>	
	Introduction .....	5-1
	Goals .....	5-1
	Strategies for Housing and Economic Development.....	5-2
<b>6</b>	<b>Community Facilities Plan</b>	
	Introduction .....	6-1
	Goals .....	6-1
	Strategies for Community Facilities .....	6-1
<b>7</b>	<b>Transportation Plan</b>	
	Introduction .....	7-1
	Goals .....	7-1
	Strategies for Transportation Plan.....	7-2
<b>8</b>	<b>Population and Demographic Profile</b>	
	Township Profile .....	8-1
<b>9</b>	<b>Township History</b>	
	History of Dickinson Township.....	9-1



# *Introduction to the Comprehensive Plan*

## *Chapter 1*

### **Introduction**

---

#### **Plan Organization**

The Dickinson Township Comprehensive Plan is divided into the following sections:

- Introduction
- Goals, objectives and strategies for implementation
- Topical chapters for land use, natural and historic resources, housing and economic development, community facilities, and transportation.
- Population and demographic profile
- Township history

Dickinson Township recognizes the need for planning for future growth in a strategic manner. In coordination, maintaining rural character, the agricultural base, protecting and preserving natural resources, and providing the necessary infrastructure and services to its residents and businesses remain paramount issues to the Township's future. Recent revision of the Zoning Ordinance provides increased opportunities for commercial development compatible with the rural and residential nature of the Township.

This plan supports and reflects the tenets of the Dickinson Township Vision and Mission statements.

#### **Vision Statement**

- ▶ Dickinson Township will be a safe, attractive and healthy community in which to live, work and play.
- ▶ The Township will preserve and protect its rural character, unique heritage and pristine environment through responsible growth.

## **Mission Statement**

- ▶ To join with our residents to enable Dickinson Township to be a community of the highest quality by providing responsive, cost-effective and innovative local government services.
- ▶ Develop sound planning to provide for managed growth to achieve our vision for the community.

## **Expected Outcomes**

---

The ultimate outcome of this planning effort is a policy document to assist the Township in future decision making. It will guide future growth to areas of the Township that can support it; protect and enhance the extensive natural features in the Township; protect prime farmland and groundwater resources; and retain the rural heritage that makes the Township a quality place to live. The plan consists of a set of implementation actions to be undertaken to carry out the policies and achieve the objectives of this plan. The plan charts the course for municipal growth and change by:

- ▶ Expressing the aims and ambitions of area residents and businesses
- ▶ Being responsive to change
- ▶ Delineating the municipal forms and character they seek to achieve
- ▶ Providing a framework for continual review and revision

## **Relationships to Regional Planning**

---

This plan recognizes the interrelationships to other parts of the region and acknowledges that planning issues are not limited by municipal boundaries. Land use, traffic, and other developmental forces do not stop at borders, but must be considered on an area-wide and local basis. The Western Cumberland Council of Governments (WCCOG) prepared a comprehensive plan for eight municipalities in the county. Cumberland County recently adopted its own county-wide comprehensive plan. This plan is compatible with the County's, WCCOG, and other comprehensive plans of adjacent municipalities.



## **Legal Basis for the Plan**

---

The right of a municipality to exercise its authority in legislating regulations governing the use of land has been upheld by the state and federal courts. In order to provide for the management of land uses as prescribed in the zoning ordinance, the courts acknowledge the need for a municipality to properly evaluate the use of all land within its political jurisdiction and give consideration to land uses in areas adjacent to its borders. To ensure that zoning districts are not arbitrarily determined, the courts require evidence that the various land use districts established in the community are related to an overall land use plan for the entire municipality.

Through the adoption of the Municipalities Planning Code, the Commonwealth of Pennsylvania has granted local governments the authority to enact a zoning ordinance to implement the comprehensive plan. This plan has been developed in accordance with the requirements set forth in the Pennsylvania Municipalities Planning Code, Act 247, as amended.

## **Township Overview**

---

Dickinson Township can best be described as agrarian and rural in nature with forest land, undulating hills, rich soils, and abundant natural resources. Residential areas are mostly rural and semi-rural with higher density residential areas to the north associated with the business and industrial zoned areas. Michaux State Forest covers most of the southern portion of the Township with sparse development in this area. The northern part of the Township is largely agricultural and residential. Key features that shape and enhance the way of life in the Township include South Mountain, Michaux State Forest, Yellow Breeches and Mountain creeks, Alexander Springs, wetlands, and fertile soils. Many of the natural resources and the state-owned lands provide recreational opportunities including the Appalachian National Scenic Trail which traverses the Township.

The Township is bordered by Cooke and Penn Townships to the west and to the north by West Pennsboro Township; to the northeast by Carlisle Borough; to the east by South Middleton Township; and to the south by Tyrone and Huntington Townships in Adams County. Development in the Township has been largely influenced by the nearby

transportation corridors. While development has historically spread outward from the Carlisle Borough, Dickinson Township maintains a strong agricultural base. The Cumberland County Agricultural Conservation Easement Program permanently protects nearly 3,040 acres of prime farmland in Dickinson Township.

Over the last several decades, the Township has experienced increasing development pressures because of its proximity to regional highway corridors and urban centers. US 11 serves as the northern boundary for the Township and Interstate 81 (I-81) traverses the northern part of the Township. There are no I-81 interchanges located in Dickinson Township although several interchanges are nearby. Because of its proximity to I-81 and other major transportation routes, Dickinson Township is viewed as a prime location for transportation and warehousing development by major companies for freight movement.

## **Community Input**

---

Dickinson Township residents participated in a series of meetings to share their thoughts, concerns and perspectives about the Township's future. These meetings were conducted in the development of the Comprehensive Plan adopted in 2008. In updating this plan, the residents' inputs from 2008 were reviewed and those issues still valid and germane, shaped this document.



# Goals, Objectives and Strategies for Implementation

## Chapter 2

### Land Use Plan

#### Goal: Land Use

Encourage coordinated community growth through a land use pattern that is compatible with the natural and built environment, utilizes existing transportation infrastructure, and recognizes strategic locations to allow for growth while supporting the agricultural community and sustaining the rural character of the Township.

#### **Strategy 1: Designate appropriate areas for growth that have access to adequate utilities, infrastructure, and potentially public water and public sewer.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Review and update the Dickinson Township Zoning Ordinance and Map to reflect the future land use plan and map. (also included as a housing and economic development action item).	Planning Commission; Board of Supervisors; Township Staff	Department of Community and Economic Development (DCED); Department of Community and Economic Development Municipal Assistance Program (MAP)	Review completed 2020. Next review 2-4 years or as conditions dictate.

#### **Strategy 2: Preserve the rural and agricultural character of the Township through ordinance provisions and regulations.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Develop provisions to allow for and encourage conservation by design / open space development in rural areas of low density residential development as a mechanism to preserve open space and a rural atmosphere.	Board of Supervisors; Planning Commission	DCED; MAP	Medium and Ongoing
2. Review ordinances periodically as conditions dictate.	Board of Supervisors; Planning Commission; Township Staff	Municipal Budget; County Planning Grants	Review completed 2020. Next

			review 2-4 years or as conditions dictate.
--	--	--	--

## Natural and Historic Resources Plan

### Goal: Natural and Historic Resources

Preserve, enhance, and protect the natural and historic resources that exist in the Township.

<b>Strategy 3: Ensure that natural resources are adequately protected.</b>			
<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. In land development projects, encourage minimal disturbance of the natural vegetation, and encourage the planting of native species.	Planning Commission; Board of Supervisors; Township Staff	DCED; MAP; Department of Conservation and Natural Resources (DCNR)	Ongoing as development projects occur
<b>Strategy 4: Encourage farming sustainability by investigating alternative practices that provide increased financial assistance to the farmer.</b>			
<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Work with the Cumberland County Agricultural Land Preservation Board to educate farmers on the opportunities available at the county level to encourage farmland preservation.	Township Staff; Board of Supervisors	Cumberland County Agricultural Land Preservation Board	Ongoing
2. Provide educational material, pamphlets, or brochures on the Cumberland County Agricultural Land Preservation Board and its programs to farmers. Have this information available at the Township building and provide a link to it on the Township website.	Township Staff; Board of Supervisors	Cumberland County Agricultural Land Preservation Board; Cumberland County Planning Department	Medium
3. Encourage Participation in Agricultural Security Areas (ASA) and the Agricultural Conservation Easement Program (ACEP).	Township Staff; Board of Supervisors; ASA Committee	Cumberland County Agricultural Land Preservation Board	Ongoing
4. Utilize various resources including farm tours, information included in a newsletter, or school presentations to explain the importance of agriculture in the Township and its contribution to the	Township Staff; Board of Supervisors	Cumberland County Agricultural Land Preservation Board; Farming advisory Committee; Carlisle Area School District	Ongoing



food supply.			
--------------	--	--	--

**Strategy 5: Work with the state and county to ensure the long term viability of natural resources including Michaux State Forest, other forest resources, lakes and streams, water sources, farmland, wetlands, and all other natural resources within the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Work with county and state government officials to control all invasive species.	Board of Supervisors; Township Staff	DCNR Bureau of Forestry; Cumberland County Planning Department	Ongoing
2. Communicate with officials at the Michaux State Forest to understand their concerns regarding surrounding properties and development pressures.	Township Staff; Board of Supervisors	DCNR Bureau of Forestry; Cumberland County Planning Department	Ongoing
3. Educate residents on things that they can do to control and reduce damage from invasive species on their property.	Township Staff; Board of Supervisors	DCNR Bureau of Forestry; Cumberland County Planning Department	Ongoing
4. Reduce soil erosion by participating in programs sponsored by the Cumberland County Conservation District that promote soil conservation.	Township Staff; Board of Supervisors; Cumberland County Conservation District	PA Department of Environmental Protection (PA DEP); Natural Resources Conservation Service; Cumberland County Planning Department	Ongoing
5. Protect Air Quality by encouraging the use of alternate energy sources such as wind and solar and other "green" technology. Educate residents on programs and sources available for implementation.	Township Staff; Board of Supervisors	Cumberland County Planning Department; Cumberland County Conservation District; Clean Air Board	Ongoing
6. Preserve prime farmland and limit residential growth in the agriculture zoned areas.	Board of Supervisors; Planning Commission; Township Staff	Cumberland County Planning Department	Ongoing

**Strategy 6: Develop an integrated water resources plan. Protect surface and groundwater resources.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Develop on a municipal or a regional basis, an integrated water resources plan including a groundwater management component and a wellhead protection	Municipal Authority	PA DEP; Cumberland County Planning Department; Western Cumberland Council of	Long term



component.		Governments (WCCOG); surrounding Municipalities	
2. Encourage installation of riparian buffers along streams, wetlands and vernal ponds.	Planning Commission; Board of Supervisors	PA DEP; Cumberland County Planning Department; DCNR	Ongoing
3. Coordinate with Cumberland County on regular updates of the Countywide Act 167 Stormwater Management Plan. Promulgate updates to Township officials to incorporate into their decisions concerning Township matters. Include pertinent information into Township newsletters and Township website.	Township Staff; Board of Supervisors	Cumberland County Planning Department	Ongoing

**Strategy 7: Educate residents on the importance of conserving natural resources in their daily lives.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Utilize tools such as the Township website and newsletter to highlight key residential and agricultural practices that conserve natural resources. Organize and host seminars to educate residence on programs and practices that they may utilize to implement conservation actions on their private property, such as Turf to Meadow or Forest conversion, tree planting and maintenance, installation of rain gardens and other such conservation actions.	Township Staff; Board of Supervisors	Municipal Budget; PA DEP; Clean Water Cumberland; Cumberland County Conservation District; Penn State Extension; other such conservation organizations	Ongoing

**Strategy 8: Develop a detailed historic resources plan to identify, document, promote, and preserve historic resources in the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Review and update catalog of historic features in the Township.	Township Staff; Board of Supervisors	Municipal Budget; Cumberland County Planning Department; Local and County Historical Societies; Pennsylvania Historical and Museum Commission (PHMC)	Ongoing
2. Review and update the chronological history of the Township including significant people, places, and events.	Township Staff; Board of Supervisors	Municipal Budget; Cumberland County Planning Department; Local and County Historical Societies; PHMC	Ongoing

3. Educate the community and the general public on the history of the Township and its significant historical features.	Township Staff; Board of Supervisors	Municipal Budget; Cumberland County Planning Department; Local and County Historical Societies; Carlisle Area School District; PHMC	Long
4. Conduct ongoing reviews of specific structures or neighborhoods that should be targeted for historic preservation.	Township Staff; Board of Supervisors	Municipal Budget; Cumberland County Planning Department; Local and County Historical Societies; PHMC	Ongoing

## Housing and Economic Development Plan

### **Goal: Housing**

Encourage development for a mix of safe and well maintained housing that meets the needs of current and future Township residents of all ages, incomes, and family sizes.

### **Goal: Economic Development**

Support the variety of businesses that operate in the Township and those that operate in the region and provide employment to Township residents, while sustaining the prevalence of agriculture in the local economy and encouraging additional retail businesses that serve the local community and do not compromise the rural character of the Township.

### **Strategy 9: Designate areas for housing growth in conjunction with planning for water and sewer infrastructure.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Review ordinances and update official map periodically as conditions dictate.	Planning Commission; Board of Supervisors; Municipal Authority; Township Staff	DCED; MAP	Review completed 2020. Next review 2-4 years or as conditions dictate.



**Strategy 10: Consider appropriate locations in which to locate commercial and industrial development to allow for these uses without compromising the rural character of the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Review ordinances periodically as conditions dictate.	Planning Commission; Board of Supervisors; Township Staff	DCED; MAP	Review completed 2020. Next review 2-4 years or as conditions dictate.
2. Encourage buffers between residential development and uses that are incompatible with residential development.	Planning Commission; Board of Supervisors	Municipal Budget; DCED; MAP	Ongoing

**Strategy 11: Encourage a variety of home sizes, lot sizes, and values in the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Promote the programs of the Cumberland County Housing and Redevelopment Authority (CCHRA) that may provide assistance for the elderly, special needs residence, and moderate to low income families.	Board of Supervisors	Planning Commission	Long term

**Strategy 12: Allow for appropriate businesses and home occupations in residential or agricultural areas of the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Maintain provisions to allow for agricultural support businesses within the prime agricultural boundary area of the Township.	Board of Supervisors	Planning Commission	Short
2. Maintain and review appropriate regulations for home occupations that do not adversely impact residential neighborhoods.	Board of Supervisors	Planning Commission	Medium



# Community Facilities Plan

## **Goal: Community Facilities**

Support community services, facilities, and utilities that adequately serve the needs of residents and businesses in the Township and allow for necessary and coordinated community growth in strategic locations.

### **Strategy 13: Evaluate the need for public water and sewer service in designated areas of the Township.**

<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Review and as appropriate, implement the recommendations contained in the Dickinson Township Act 537 Plan.	Board of Supervisors	Planning Commission; DEP	Ongoing
2. Update the Dickinson Township Act 537 Plan as necessary to evaluate potential areas for sewer service including the areas contained in the future growth area boundary and the mixed use area in the southern part of the Township.	Board of Supervisors	Planning Commission; DEP	Short

### **Strategy 14: Encourage residents to take part in beautifying the Township.**

<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Encourage residents, groups, and organizations to take part in community clean up days and encourage recycling.	Township Staff; Board of Supervisors	Township Parks and Recreation Committee; Local Groups and Organizations; Great PA Cleanup; Cumberland County Recycling and Waste Authority; and other county resources	Ongoing

### **Strategy 15: Promote opportunities for recreation and parks consistent with growth in the Township.**

<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Develop a parks, recreation, and open space plan to evaluate and plan for the recreation needs in the Township consistent with growth and the demand for such amenities.	Board of Supervisors	Planning Commission; DCNR; Township Parks and Recreation Committee	Ongoing



2. Review and/or revise land dedication/fees in lieu of land dedication provisions in the subdivision and land development ordinance.	Board of Supervisors	Planning Commission	Medium
<b>Strategy 16: Enter into intermunicipal cooperation agreements or sharing of services. Support the initiatives of the Emergency Services Workgroup.</b>			
<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Support the initiatives of the Emergency Services Workgroup.	Township Staff; Board of Supervisors	Planning Commission; Local fire services providers	Medium

## Transportation Plan

### Goal: Transportation

Encourage a safe, reliable, and well maintained network of roadways that provide increased mobility for residents, agricultural and farm equipment, and other goods movement in the Township, while considering the safety and mobility of pedestrians and other non-motorized forms of transportation.

<b>Strategy 17: Ensure that the existing road infrastructure is able to support proposed new developments.</b>			
<b>Action</b>	<b>Lead Party Responsible</b>	<b>Potential Funding Sources / Partners</b>	<b>Time Frame</b>
1. Work with the Harrisburg Area Transportation Study (HATS) and the Western Cumberland Council of Governments (WCCOG) to communicate and coordinate necessary transportation improvements within the Township on an annual basis.	Board of Supervisors; Township Staff	HATS; WCCOG; Pennsylvania Department of Transportation (PENNDOT)	Short and Ongoing
2. Review and potentially revise current regulations governing the development and submission of traffic studies, and consider follow-up procedures to ensure that developers are held accountable for necessary improvements to the road infrastructure.	Board of Supervisors	Planning Commission; Township Staff; Township Engineer	Medium



**Strategy 18: Identify public or private lands for which the public has a current or future need.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Periodically review and update the official map as conditions dictate.	Planning Commission; Board of Supervisors	DCED; MAP	Review completed 2020. Next review 2-4 years or as conditions dictate

**Strategy 19: Accommodate nonmotorized transportation in the existing and future transportation network.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Evaluate needs in the nonmotorized transportation network and pursue opportunities to establish varying levels of improvements to accommodate the needs including road improvements, maintenance, signage, and directional signage to include connections and linkages to existing trails.	Board of Supervisors	Planning Commission; Township Staff; local bicyclists and bicycle clubs; PENNDOT; District 8-0 Planner; Cumberland County Land Partnerships Grant Program; PENNDOT Multimodal and Transportation Alternatives Set Aside Program	Medium
2. Encourage appropriate bicycle and pedestrian facilities in new Township transportation projects	Board of Supervisors	Planning Commission; Township Staff; local bicyclists and bicycle clubs; PENNDOT; District 8-0 Planner; Cumberland County Land Partnerships Grant Program; PENNDOT Multimodal and Transportation Alternatives Set Aside Program	Ongoing

**Strategy 20: Ensure a safe and well-maintained system of roads throughout the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Annually review and prioritize transportation issues and communicate priority needs to HATS.	Township Engineer; Township Staff; Board of Supervisors	Planning Commission; HATS; PENNDOT	Short and Ongoing

**Strategy 21: Support public and on demand transit service in the Township.**

Action	Lead Party Responsible	Potential Funding Sources / Partners	Time Frame
1. Periodically assess the need for and/or access to public transportation in the Township.	Township Staff; Board of Supervisors	Planning Commission; CAT; Rabbit transit; HATS; PENNDOT	Short and Ongoing
2. Coordinate with the local transportation provider to ensure that residents are able to utilize para transit services in an efficient and accessible manner.	Township Staff; Board of Supervisors	Planning Commission; Township Engineer	Medium
3. Require public transit facilities in appropriate subdivision and land development projects.	Township Staff; Board of Supervisors	Planning Commission	Ongoing



# *Land Use Plan*

## *Chapter 3*

### **Introduction**

---

The future land use plan for Dickinson Township formally establishes the desired land uses and general development patterns for the Township. Particular emphasis is given to the existing development patterns, proposed water and sewer service areas, and environmental or other constraints that prohibit development. The location and adequacy of the transportation system and the projected future population of the Township are also considered in developing the future land use plan.

This plan discusses the relationship between the future land use plan and the zoning ordinances that regulates allowed uses. The land use objectives of surrounding municipalities and their relationship to Dickinson Township is considered in this plan.

### **Goal**

---

Encourage coordinated community growth through a land use pattern that is compatible with the natural and built environment, utilizes existing transportation infrastructure, and recognizes strategic locations to allow for growth while supporting the agricultural community and sustaining the rural character of the Township.

### **Future Land Use Areas**

---

The following Future Land Use Areas have been developed as part of the future land use plan for Dickinson Township. In addition to the descriptions in this plan, the Future Land Use Map will map the location of these areas.

- ▶ Growth Area



- ▶ Primary Agricultural Area
- ▶ Natural Resource Protection Area

## **Strategies for Future Land Use Areas**

---

### **Strategy 1**

**Designate appropriate areas for growth that have access to adequate utilities, infrastructure, and potentially to public water and public sewer.**

#### **Growth Area**

Growing populations need an adequate supply of developable and accessible land to supply quality housing and job opportunities. The Township should be aware of surrounding urban growth to guide the future development of land on the urban periphery.

The Growth Area is located in the northeast and east central part of the Township. These areas are the closest to existing urban land use in Carlisle Borough and Mt Holly Springs Borough. All of the Business Industrial zoning and Mixed-Use zoning falls within the growth area. The Growth Area includes plans to be served by public sewer as designated in the Act 537 Plan update.

Because current development patterns in the Growth Area have been in the form of low-density residential development, this area may allow for an expansion of this type of use. Some agricultural parcels within the future Growth Area are expected to remain as agriculture however, this area should be considered if additional areas are needed for development.

### **Strategy 2**

**Preserve the rural character of the Township through ordinance provisions and regulations.**

### **Primary Agricultural Area**

Historically, agriculture has played an important role in the development and economy of Dickinson Township. It is important to protect the future of agricultural lands, for if they are taken out of agricultural use in favor of development, it is not likely that these lands will be

reclaimed for agricultural purposes. The usage of Agricultural Security Areas and Agricultural Easements should be encouraged to preserve valuable farmland. As of 2021, Dickinson Township has 3040 acres of land preserved for agricultural production in perpetuity. A current map of Agricultural Easements within Cumberland County can be viewed here, <https://gis.ccpa.net/ag-resources/>.

The Primary Agricultural Area is located in the north central and northwestern areas of the Township, as well as south of Michaux Forest. This area is underlain with prime agricultural soils that result in opportunities for productive farmland. Much of the area within the Primary Agricultural Area already participates in Agricultural Easement agreements. Surrounding Townships to the west and south are predominately rural. As such, agriculture is a core industry in Dickinson Township and should be highly valued in future land use planning.

The Primary Agricultural Area is mostly comprised of agricultural zoning. These agricultural classifications are intended to promote active farming as an ongoing and viable major component of the Township's economy and lifestyle. Use of these areas for a residence should be secondary, and residents should be aware of the nuisances that may result from living in an agricultural area.

### **Natural Resource Protection Area**

In order to adequately reflect the importance of the natural resources in the Township, the

Natural Resource Protection Area indicates lands that have unique natural features that mandate attention and require more stringent regulations. This area is not intended to encourage large influxes of growth because of the sensitive condition of natural land use. Sensitive environmental features include:



- ▶ Steep slopes
- ▶ Woodlands
- ▶ Stream corridors
- ▶ Floodplains
- ▶ Wetlands
- ▶ Surface water

The Natural Resource Protection Area begins with the Yellow Breeches Creek in the north and includes South Mountain and the surrounding wooded foothills. The Conservation Zone and Floodplain Overlay, from the Township zoning map, are aligned to the Natural Resource Protection Area.

The Yellow Breeches Creek is a significant and noteworthy natural and cultural asset in Dickinson Township and Cumberland County. The creek is classified by the Pennsylvania Department of Environmental Protection as a High-Quality Cold Water Fishery. The creek headwaters start in the South Mountain Area in Cumberland County and flow east through Cumberland and York Counties before draining into the Susquehanna River.

The South Mountain Range, with Michaux State Forest and Kings Gap Education Environmental Center State Park, composes a third of Dickinson Township. The state park and forest protects mountains, woodlands, and headwaters that provide a large open space for recreation. Michaux State Forest contains the Appalachian Trail, a premier scenic trail that crosses Dickinson Township.

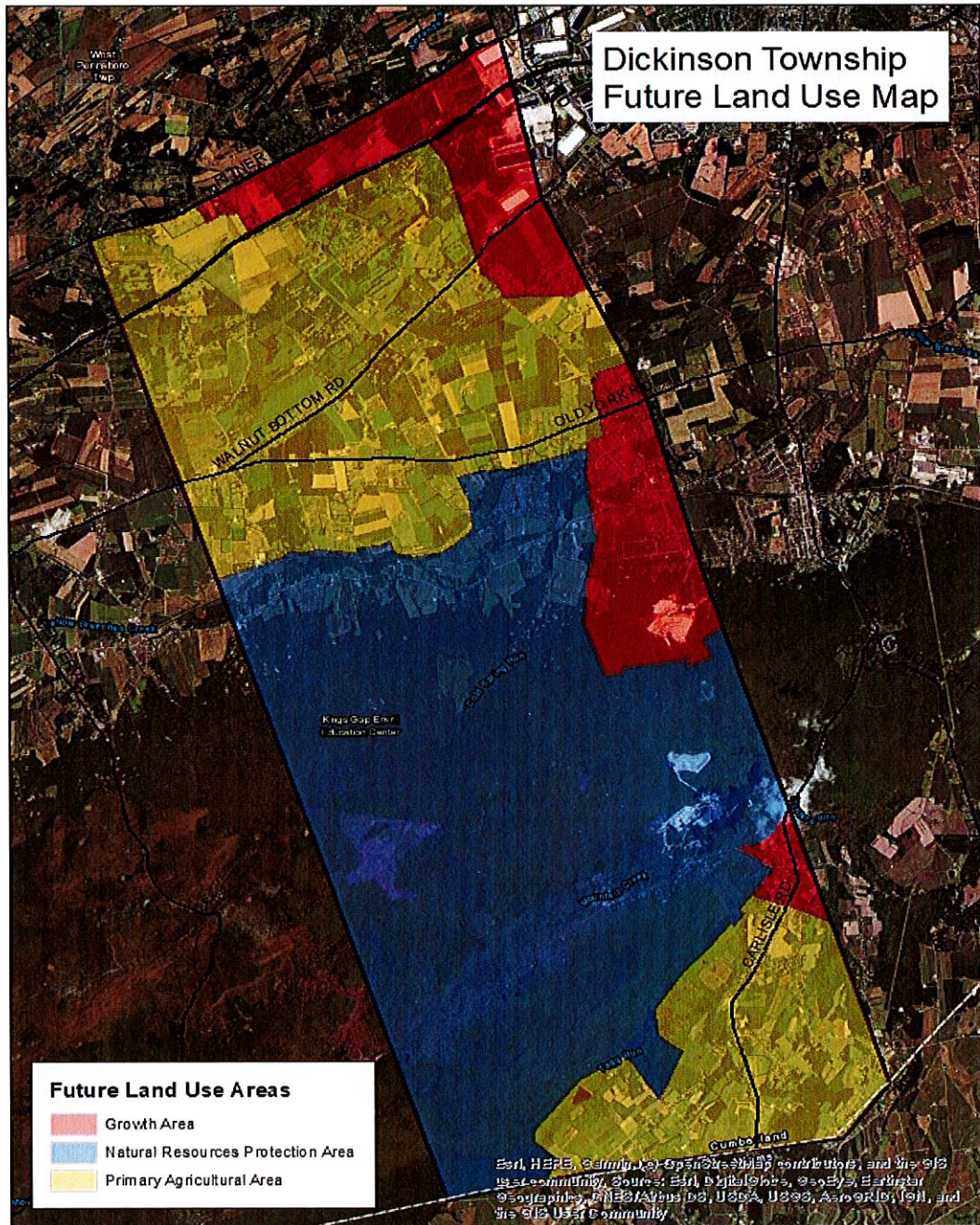
The following eight strategies are part of the 2005 Yellow Breeches Creek River Conservation Plan that was prepared for the purpose of identifying future planning, conservation, and restoration efforts of the watershed. They fit the purpose and goals of the Natural Resource Protection Area.

- ▶ Raise the sensitivity and awareness of property owners and municipal officials of the important role that the Yellow Breeches Creek plays in the Township.
- ▶ Support the implementation of conservation style subdivision design.
- ▶ Support watershed clean-up days.

- ▶ Update the Township zoning ordinance and subdivision and land development ordinance to include mandatory riparian buffers along the Yellow Breeches Creek and tributaries that fall within the overlay.
- ▶ Encourage and support local farmers to enroll their property in agricultural security areas and conservation easements to support the preservation of prime agricultural soils.
- ▶ Develop and implement streambank stabilization and habitat enhancement projects, especially when related to land development.
- ▶ Utilize the location of the Dickinson Elementary School and develop an educational program that encourages hands on learning of the importance of water quality and the Yellow Breeches Creek.
- ▶ Encourage the development of trails and access points to the Yellow Breeches Creek especially when related to land development.



# Future Land Use Map





## EXISTING LAND USE

---

A necessary prelude to community preparation for future growth and development is an awareness of the existing use of its land. Through careful analysis of present land use patterns, the Township will be better able to perceive the past and current trends shaping the future structure of the community. The following table compares Dickinson Township Existing Land Use from a 2006 and 2020 analysis performed by Cumberland County GIS and Planning departments.

Existing Land Use	Acres - 2006	Percent - 2006	Acres - 2020	Percent - 2020
Agriculture	11,238.0	38%	10,850.1	37%
Public	8,541.6	29%	8,726.1	29%
Residential	4,611.6	16%	4,999.7	17%
Vacant	2,417.4	8%	2,055.5	7%
Industrial	1,829.0	6%	1,985.5	7%
Commercial Open Space	487.6	2%	477.8	2%
Transportation	446.1	2%	468.7	2%
Commercial	46.7	0%	55.0	0%
<b>Total Dickinson Acreage</b>	<b>29,618.0</b>	<b>100%</b>	<b>29,618.3</b>	<b>100%</b>

Cumberland County Existing Land Use (ELU) is tax parcel based. Every parcel is assigned a single land use. Parcels are identified by Parcel Identify Number (PIN) and will have a single ELU type for each unique PIN; parcels will not be split. The parcel database was specifically used to identify parcels by size, building value, and type. Assessment's Land Use Code was used to classify land use type as a starting point. The results of the parcel queries were then verified and adjusted visually using aerial imagery. High density urban areas and some farms were field verified. The following are examples of Existing Land Use categories.

- ▶ Industrial land uses include warehouse, manufacturing, junkyard, landfill, mining, and quarry.
- ▶ Commercial combines retail uses like restaurant, shopping, auto dealer, cinema; and service uses like hotel, medical, bank, financial, office, and airport.
- ▶ Commercial Open Space uses include golf courses, campgrounds, and sporting.



- ▶ Agriculture uses include cropland, livestock, pasture, and tree farm.
- ▶ Residential uses include single or multiple family dwellings, mobile homes, apartments, and nursing homes.
- ▶ Public uses include schools, parks, government buildings, cemeteries, churches, police and fire stations, waterways, and utilities.
- ▶ Vacant uses are undeveloped parcels without buildings.
- ▶ Transportation uses includes roads and railroads.

The following table compares Dickinson Township Existing Land Use from 2020 with the Future Land Use Areas shown in this plan. Each of the three Future Land Use Areas are analyzed for Existing Land Use acreage.

<b>Future Land Use</b>	<b>Existing Land Use</b>	<b>Acres - 2020</b>	<b>Percent</b>
Growth Area	Agriculture	1,340.7	36%
Growth Area	Residential	1,114.7	30%
Growth Area	Industrial	787.6	21%
Growth Area	Vacant	276.4	7%
Growth Area	Transportation	103.3	3%
Growth Area	Public	60.9	2%
Growth Area	Commercial Open Space	17.5	0%
Growth Area	Commercial	16.9	0%
<b>Growth Area</b>	<b>TOTAL</b>	<b>3,717.9</b>	<b>100%</b>
Natural Resources Protection Area	Public	8,585.5	60%
Natural Resources Protection Area	Residential	1,559.1	11%
Natural Resources Protection Area	Agriculture	1,277.5	9%
Natural Resources Protection Area	Industrial	1,165.4	8%
Natural Resources Protection Area	Vacant	1,067.4	8%
Natural Resources Protection Area	Commercial Open Space	460.3	3%
Natural Resources Protection Area	Transportation	103.0	1%
Natural Resources Protection Area	Commercial	12.2	0%
<b>Natural Resources Protection Area</b>	<b>TOTAL</b>	<b>14,230.5</b>	<b>100%</b>
Primary Agricultural Area	Agriculture	8,231.9	71%
Primary Agricultural Area	Residential	2,325.9	20%
Primary Agricultural Area	Vacant	711.6	6%
Primary Agricultural Area	Transportation	262.3	2%
Primary Agricultural Area	Public	79.7	1%
Primary Agricultural Area	Industrial	32.5	0%

Primary Agricultural Area	Commercial	25.9	0%
<b>Primary Agricultural Area</b>	<b>TOTAL</b>	<b>11,669.9</b>	<b>100%</b>





# *Natural and Historic Resource Plan*

## *Chapter 4*

### **Introduction**

---

We recognize natural features, open space, and historic resources as important assets that contribute to the Township's environmental health, diversity, character, and overall quality of life. These resources are also interrelated with other components of the comprehensive plan including the plans for land use, community facilities, and housing and the economy. Natural and historic resources play a major role in the quality of life in the community, and as such, they must be recognized, protected, enhanced, and maintained for future generations.

### **Goal**

---

Preserve, enhance, and protect the natural and historic resources that exist in the Township.

### **Strategies for Natural and Historic Resources**

---

#### **Strategy 3**

#### **Ensure that natural resources are protected.**

In order to protect the most sensitive natural resources in the Township, a conservation area has been developed. It accounts for floodplains, wetlands, stream corridor protection, and areas of steep slope. It indicates areas of unique natural features that mandate attention and may require more stringent regulations. For example, areas along the Yellow Breeches Creek stream corridor may require additional protection and may not be able to be



developed in the same manner as areas of the Township which are located further from these sensitive areas.

The following items are included in the conservation area. Reasons for protecting each of the specific resources are described below.

### **Slope Protection**

The areas of steepest slope, those slopes greater than 25%, are found in the mountainous regions of the Township. There are also areas of cautionary slope, those 15% to 25%, that are located in this area and in scattered portions of the northern and southeastern regions of the Township. The comprehensive plan recognizes steep slopes and hillsides as unique areas which are fragile and susceptible to erosion, landslides, mudslides, and degradation of their natural vegetation. Conventional development practices often increase these threats. By protecting this asset, the Township intends to:

- ▶ Guide development away from steep slopes
- ▶ Minimize grading and other site preparation in steep areas
- ▶ Provide a safe means for ingress and egress while minimizing scaring from hillside construction
- ▶ Preserve natural conditions in steep areas
- ▶ Prevent flooding and the deteriorating effects of erosion to streams and drainage areas.

Develop and implement regulations that will control development of prohibitive and cautionary slopes.

### **Stream and Surface Water Protection**

This plan preserves natural and man-made waterways in order to:

- ▶ Protect wildlife
- ▶ Reduce human exposure to high water and flood hazards
- ▶ Preserve existing vegetation along waterways, lakes, and ponds
- ▶ Minimize the negative effects on waterways from agriculture and development related runoff and erosion

- ▶ Minimize scenic degradation
- ▶ Protect water quality by reducing stormwater runoff
- ▶ Protect the integrity of ponds and lakes as functioning wetland habitat areas

The conservation area applies a 50-foot buffer to all of the streams and watercourses in the Township.

### **Wetland Protection**

Wetlands are unique places that have several socioeconomic, environmental quality, and wildlife values associated with them. Because of their importance, wetlands are to be protected from negative impacts of development and other activities.

- ▶ Avoid and minimize damage of wetlands whenever prudent or feasible
- ▶ Require that activities not dependent upon wetlands be located on other sites
- ▶ Allow wetland losses only where all practical or legal measures have been applied to reduce these losses that are unavoidable and in the public interest.

### **Floodplain Protection**

Preserving floodplain areas from development is crucial in minimizing potential damages to property and the risk of injury caused by flooding. Allowing floodplain areas to remain in their natural state will also minimize any major changes to the balance of the hydrologic system and allow for groundwater recharge. Areas identified in the 100-year flood plain as defined by FEMA is a flood plain overlay in the zoning map.

- ▶ Evaluate current regulations on dumping and determine if more stringent regulations should be required near floodplain areas.
- ▶ Encourage the preservation of floodplains for open space/greenway purposes and support programs that encourage or preserve vegetative buffers and stream bank restoration in floodplains.
- ▶ Adopt new FEMA DFIRMS as released and approved by FEMA.



## **Strategy 4**

### **Encourage farming sustainability by investigating alternative practices that provide increased financial assistance to the farmer.**

Increasing agricultural sustainability involves looking for and supporting additional methods of income and assistance for farmers as well as technical and regulatory support.

#### **Cumberland County Agricultural Land Preservation Board**

- ▶ Work with the Cumberland County Agricultural Land Preservation Board to educate farmers on the opportunities available at the county level to encourage farmland preservation.
- ▶ Provide educational material, pamphlets, or brochures on the Cumberland County Agricultural Land Preservation Board to farmers. Have this information available at the Township building
- ▶ Provide a link to the Agricultural Land Preservation Board section of the Cumberland County website on the Dickinson Township website.

#### **Outreach to the Farming Community**

In addition to educating farmers about the programs available to them, the Township should reach out to the farmers to encourage them to share their concerns with the Township. The Township should also encourage farmers to provide an educational component to the community through farm tours or demonstrations.

- ▶ Encourage the farming community to educate residents on farming practices and their importance in the community.
- ▶ Utilize various resources including farm tours, information in a newsletter, or school presentations to explain the importance of agriculture in the Township and its contribution to the food supply.

### **Agricultural Philosophy**

Focus on mitigating the potential for conflicts between agriculture and new residential development by adopting a community philosophy that Dickinson Township is a rural and agricultural municipality. Provide material to potential new residents on impacts associated with living in an agricultural area such as noise, smell and fumes, dust and other aggravations associated with farming. Provide information in the Township newsletter and website that discusses the agricultural nature of the community. Post signs in certain portions of the Township that alert people that they are entering an agricultural area.

### **Ordinance Provisions**

Review and revise ordinances to allow farmers to seek other sources of income in addition to their primary income from farming operations.

## **Strategy 5**

### **Work with the State to ensure the long-term viability of the Michaux State Forest and other forest resources, lakes and streams, water sources, farmland, wetlands, and all other natural resources.**

The Michaux State Forest comprises a large portion of the mountainous and woodland areas of the Township. As such, it is vital that the Township maintain a positive and supportive relationship with forest management.

### **Cooperative Relationships with County and State Officials**

The problems with invasive species extend far beyond the borders of Dickinson Township and as such, the Township cannot resolve them alone. The Township must utilize resources available at the state and county level, and adequately communicate its needs and commitments to the appropriate agencies.

- ▶ Work with county and state government officials to control invasive species.
- ▶ Communicate with officials at the Michaux State Forest to understand their concerns regarding surrounding properties. Disturbance of the soil resulting from development is



an ongoing concern, and the forest is surrounded with development pressures coming from Gettysburg, Chambersburg, and Carlisle.

### **Resident Education**

In addition to supporting the state and county in controlling invasive species and making a financial commitment through the annual budgeting process, the Township can also educate residents on things that they can be doing to control invasive species on their property and in the Township.

- ▶ Provide information in the Township newsletter or on the website that discusses these issues.
- ▶ Offer the Township building as a place for the state forest management to hold an educational seminar on invasive plants and pestilent control.
- ▶ Educate residents on things that they can do to control and reduce damage on their property such as planting native species, mechanical controls and introducing natural predators for certain pests.

### **Strategy 6**

#### **Develop an integrated water resources plan. Protect surface and groundwater resources.**

Integrated Water Resource Plans (IWRPs) provide guidance to balance land use and growth that is consistent with the sustainability of aquifers and streams. Objectives outlined in IWRPs should be consistent with Pennsylvania's State Water Plan (Act 220) and should recognize stormwater, water quality, and aquatic resource issues. IWRPs are very comprehensive and include components of other water resource related plans, such as Act 167 stormwater management plans, groundwater management plans, wellhead protection areas, and water conservation. Water supply and wastewater planning needs are a component of the plan. The IWRP should allow a county or municipality to understand needs and opportunities within its watersheds, as well as present recommendations for improving and sustaining resources.

## **Groundwater Management**

Groundwater management plans provide a thorough understanding of the watershed's hydrogeologic characteristics to protect and improve water supply reliability.

- ▶ Identify existing and anticipated quantity and quality groundwater problems and management issues
- ▶ Recommend a series of actions needed to ensure the sustainability of the watershed
- ▶ Address impacts on the resource, including those from growth and development, droughts, current and past mining, transfers out of watersheds, unknown and unregulated uses, and management measures.

## **Wellhead Protection**

Pennsylvania's Wellhead Protection (WHP) Program is a proactive effort designed to apply proper management techniques and various preventive measures to protect groundwater supplies, thereby ensuring public health and preventing or lessening the need for expensive treatment of wells to comply with drinking water standards. It is much less expensive to protect groundwater than it is to try to restore it.

A wellhead protection plan should detail the provisions of the local program including a schedule for implementation and demonstrate the commitment needed to support the ongoing efforts necessary for a successful local wellhead protection program. Therefore, the plan should not only describe how sources will be protected, but also document the resources necessary to implement the plan, linking implementation and management to finances. In order to be considered for Department of Environmental Protection (DEP) approval, a wellhead protection plan must have the following elements:

- ▶ Steering committee and public participation
- ▶ Wellhead protection area delineation
- ▶ Contaminant source inventory
- ▶ Wellhead protection area management and commitment
- ▶ Contingency planning



- ▶ New source planning

Until such a time that Dickinson Township would have its own well for public water consumption this plan would not be applicable.

### **Act 167 Stormwater Management Plans**

Stormwater discharges are generated by runoff from land and impervious areas such as paved streets, parking lots, and building rooftops during precipitation events. Changes in watershed hydrology due to growth and development directly impact the availability and quality of water resources. For example, in areas where residents depend on wells for their drinking water supply, underground aquifers can be depleted because of an increasing demand from new development and an associated decrease in infiltration as impervious surfaces replace natural land cover. Changes in watershed hydrology include:

- ▶ Increases in stormwater flows and flooding
- ▶ Decrease in infiltration and groundwater recharge
- ▶ Reduction in stream networks due to stormwater conveyances channeling water away from developing areas
- ▶ Lowering of stream base flows and groundwater levels
- ▶ Increased contaminant loading to streams and groundwater

Proper stormwater management efforts attempt to minimize the above problems by addressing not only the quantity of stormwater produced, but also the quality of the stormwater and the amount of water that is lost from the watershed. The Pennsylvania DEP promotes a comprehensive watershed approach to stormwater management to improve water quality and quantity through the use of best management practices (BMPs). The stormwater management approaches integrate existing planning and regulatory requirements to reduce pollutant loads to streams, recharge aquifers, maintain stream base flows, prevent stream bank erosion, and protect the environmental integrity of receiving waters.

The types and degree of BMPs that are prescribed in the watershed plan are based on the expected development pattern and hydrologic characteristics of each individual watershed.

The final product of the Act 167 watershed planning process is a comprehensive and practical implementation plan and stormwater ordinance developed with a firm sensitivity to the overall needs, i.e. financial, legal, political, technical, etc., of the municipalities in the watershed. An Act 167 Plan has been developed for the Upper Yellow Breeches. The county has developed a countywide Act 167 Plan, which Dickinson Township has amended and adopted.

### **Water Conservation Plan**

The demand for water has a pronounced impact on the environment by lowering stream flows, depleting groundwater aquifers, and in certain cases, requiring the impoundment of free flowing streams or the diversion of water from one drainage basin to another. Reducing per capita water use will decrease the amount of wastewater generated, and thereby, maintain the operating efficiency of treatment plants over a longer period of time. Reducing water consumption will reduce operating costs for utilities, and will delay costly capital improvements.

Pennsylvania's current water conservation program emphasizes education and guidance to reduce water use at the local level. DEP offers guidelines for designing a water conservation program. Under the provisions of recent Act 220 legislation, water conservation will continue as a voluntary program. The act establishes a formal program to promote voluntary water conservation and water use efficiency practices for all water users. As a resource to municipalities, DEP will create a Water Resources Technical Assistance Center to promote the use and development of water conservation and water use efficiency education and technical assistance programs. Act 220 also authorizes grants for water resources education and technical assistance.

### **Countywide Action Plan for Clean Water Cumberland**

Cumberland County has completed a Countywide Action Plan (CAP) as part of Pennsylvania's Phase III Watershed Implementation Plan. The overall objectives of the plan are to reduce the amount of Nitrogen and Phosphorus entering local waterways and ultimately the Chesapeake Bay. The pollution reduction goals have a target completion date of the end of 2025. The plan follows an adaptive management approach to developing projects to meet the goals which provides the ability to respond as needed to changing



environmental and financial circumstances and to address challenges as they arise. The CAP plan includes opportunities across the county, and it relies on the community for success. In order to implement the plan, the county is conducting outreach to municipalities to share information, technical resources and funding opportunities to implement Best Management Practices that reduce the pollution entering the Yellow Breeches Creek and other area streams. The plan presents the opportunity to enact programs to support natural resources, improve farm practices, protect community health and water supplies, and reduce local flood events in the county. Since the CAP requires a multidisciplinary approach, the implementation effort has been branded as "Clean Water Cumberland."

Dickinson Township has a role to play in sharing information and facilitating the implementation of projects which achieve the goals of the plan and provide a cleaner water supply for residents to enjoy for drinking, recreation and other purposes.

### **Strategy 7**

#### **Educate residents on the importance of conserving natural resources in their daily lives.**

Educate residents on the importance of conserving natural resources in their daily lives. Educational material can be included in the Township newsletter, or on a section of the Township website. This material should help residents understand the value of the natural resources in the Township, how natural resources are being impacted by humans and development, and what practices residents can undertake in their daily lives to be better stewards of the environment.

Dedicate a section of the newsletter to environmental resources protection and provide information on where residents can go for assistance or further information. Include information and links on the Township website.

#### **Residential Practices**

- ▶ Encourage conservation and landscaping practices.
- ▶ Encourage residents to limit lawn watering and fertilizing.

- ▶ Encourage proper care of septic tanks. Provide regular recurring information in the Township news letter on helpful information such as how to spot problems, the benefits of regular maintenance and upkeep, and reminders on periodic pumping requirements that the Township has already established.
- ▶ Provide information in the Township newsletter and website on the proper disposal of household pollutants.

### **Agricultural Practices**

- ▶ Nutrient management
  - This is often considered the most important tool and only takes a minor change in habit that costs the farmer nothing. Timely application of manures and fertilizers is critical. Coordinating application with precipitation and thaws means that more can be absorbed by the soil than will be carried off. Applying only as much fertilizer and manure as your soils need is also valuable, as soil is only capable of absorbing a certain amount of nutrients.
- ▶ Maintain cover crops instead of fallow fields
  - Particularly in winter, this will help to prevent nutrient loss.
- ▶ Nutrient trading
  - Where one farmer has a nutrient surplus and another has a deficit, trading solves multiple problems at once. A simple agricultural bulletin board where farmers can post their needs and get in touch with one another could facilitate this.
- ▶ Fencing
  - Fencing horses and cattle out of streams except for specific crossings at watering areas prevents bank erosion and restricts manure from flowing directly into waterways. This can be done with inexpensive temporary fencing and adjusted as needed.
- ▶ No-till agriculture
  - Transitioning to no-till agricultural is beneficial in crop farming. While it does require an initial investment, it has the benefit of retaining nutrients year round. Even without no-till, methods such as contour farming and tilling at appropriate times can keep a great deal of nutrients on the field and out of the water.



## **Strategy 8**

### **Develop a detailed historic resource plan to identify, document, promote, and preserve historic resources in the Township.**

Review and update historical features and document the chronological history of the Township through its significant events, people, and places. Identify ongoing and future historical preservation initiatives. Action like this may be done by Township staff or an appointed Board.

Educate the community and the general public on the history of the Township and its significant historical features. Determine if there are specific structures or neighborhoods that should be targeted for historic preservation.

- ▶ Work with the school district to educate faculty and students on the history of the region. Support field trips or after school clubs that teach students about local history.
- ▶ Utilize historical experts or specialists in the Township or in the county to educate the public. Publish materials and organize events to display artifacts or give lectures on historical events.
- ▶ Capitalize upon regional historical and heritage preservation initiatives such as Civil War heritage. Determine if there are opportunities to work with nearby communities to preserve Civil War heritage through things such as a driving tour of sites of interest.
- ▶ Develop a program for the installation of plaques on significant historical buildings or resources.
- ▶ Review and revise zoning and subdivision and land development ordinances to address any conflicts that are determined to exist between development objectives and maintaining historic resources, historic buildings, and the historic nature of neighborhoods.
  - Such conflicts may include excessively large setbacks, inappropriate building heights that do not conform to the pattern of buildings on the street, and off-street parking requirements.
  - Consider allowing adaptive reuse of structures that preserves unique historical attributes of the structure.

- ▶ Develop an awards or recognition program for property owners who appropriately restore or rehabilitate exterior historic material and details on their building.





# *Housing and Economic Development Plan*

## *Chapter 5*

### **Introduction**

---

This section looks at how housing and economic development are related to the other plan components and how the other plan components can assist in creating, preserving, and enhancing neighborhoods in the Township. The placement of housing units is intricately related to the future land use plan and will ultimately depend on the location of protected natural resources and local land use ordinances. Housing development will need to be designed in a manner that preserves the agricultural heritage in the Township, conserves natural resources and water resources, and located in areas that have or will have the necessary public infrastructure. As new neighborhoods are constructed and existing neighborhoods preserved and enhanced, it will be pertinent to focus on the connectivity within the neighborhood and to other places. This connectivity includes ways to link pedestrians, automobiles, bicycles, and other non-motorized forms of transportation. The placement of housing in relation to transportation improvements will ultimately affect how the community is perceived in terms of its connectedness, safety, and appeal.

### **Goals**

---

**Housing:** Encourage development for a mix of safe and well-maintained housing that meets the needs of current and future Township residents of all ages, incomes, and family sizes.

**Economic Development:** Support the variety of businesses that operate in the Township and those that operate in the region and provide employment to Township residents, while sustaining the prevalence of agriculture in the local economy and encouraging additional retail businesses that serve the local community without compromising the rural character of the Township. When analyzing and planning for housing



in the community, it is important to recognize the direct relationship between housing and economic development. Refer to the County Affordable Housing Study.

## **Strategies for Housing and Economic Development**

---

### **Strategy 9**

#### **Designate areas for housing growth in conjunction with planning for water and sewer infrastructure.**

Planning for housing involves planning appropriate locations for future housing growth. The future land use plan identifies growth areas as being adjacent to water and sewer service areas. These locations serve as optimal places in which to guide and accommodate the majority of future housing development.

#### **Compact Development Styles**

Encouraging housing growth to occur in areas that are served by or planned for public water and sewer service will allow for a more condensed style of development. In areas where public water and sewer are not available, each lot must be designed with enough room for an on-lot disposal system, an alternate location in the event that the system fails, and room for a private well. As a result, a lot of land is consumed for one dwelling, creating a patchy development pattern and inefficient use of the land. If water and sewer is available, lot sizes can be reduced, increasing the amount of dwelling units that can be accommodated in a single area.

Encouraging more compact forms of development in areas that are served by public water and sewer will in turn, allow the more rural and agricultural areas of the Township to remain as such. However, providing an area to accommodate more compact forms of development does not necessarily protect the rural and agricultural areas of the Township from development. Although the provision of public utilities will be attractive to developers who will be able to accommodate more units, there is nothing that will force developers to develop in these areas. For this reason, the Township should consider a series of

agricultural preservation techniques in addition to simply extending public water and sewer to guide growth.

### **Diversity in Housing**

Building lots can be designed to accommodate apartments, townhouses, single family attached structures, single family detached structures, and open space development. Lots may also be designed to accommodate a mix of commercial and residential development. This increases the number of options that are available to the developer and encourages a more compact form of development.

## **Strategy 10**

### **Consider appropriate locations in which to locate commercial and industrial development to allow for these uses without compromising the rural character of the Township.**

As the residential base in Dickinson Township continues to expand, some commercial and industrial development will be necessary to provide convenient and readily available services to the residents of the Township.

### **Locating Commercial and Industrial Development**

When considering the most appropriate locations for commercial and industrial development, several factors should be considered including:

- ▶ The typical area needs/size requirements of the type of industrial or commercial development under consideration as compared to the size of the available lots in the area.
- ▶ The byproducts of the use being considered and the impacts of this use on other uses, such as residential developments.
- ▶ The proximity of the use in question to other uses that may be seen as conflicting, such as residential uses.



- ▶ The availability of public utilities including water and sewer infrastructure and potentially high speed internet service, wireless internet service, cellular phone service, and natural gas.
- ▶ The existing development patterns.
- ▶ The adequacy and functionality of existing road infrastructure.
- ▶ Considering the type of development that is desired in a certain area, consider the type of development that ordinances would allow. A Zoning Ordinance must provide for all types of land uses.

The Township should be proactive in targeting desired industries by working with organizations such as the Cumberland County Economic Development Corporation.

### **Assisting in Making Incompatible Uses Compatible**

Encourage buffers between residential development and uses that are incompatible with residential development. Update ordinances to require buffers and screening. Natural or manmade buffers, mitigate conflicts that occur as a result of incompatible uses locating next to or in proximity of one another. Buffers work to increase the real or perceived distance between the conflicting use and the existing use and therefore decrease the real and perceived negative effects of the new conflicting use. Buffers and screening may also be a way to appease angry residents who have taken a stance of “not in my backyard” (NIMBY). By demonstrating to these residents that steps are being taken to minimize the impacts of the conflicting use, and to make it “feel” further away from existing homes, this may help to reduce their feelings of controversy.

### **Strategy 11**

#### **Encourage a variety of home sizes, lot sizes, and values in the Township.**

Development trends show that Dickinson Township has been experiencing an influx of higher end residential development in the form of large homes on large lots. Dickinson Township also has some older homes that add to the diversity of the housing stock. The Township has fewer apartments, townhouses, and rental properties. Additionally, 242 vacant single-family parcels exist for new homebuilding as of May 2021.

## **Strategy 12**

### **Allow for appropriate businesses and home occupations in residential or agricultural areas of the Township.**

Dickinson Township is generally limited in the amount of commercial businesses that are located within its borders. There may be an opportunity to allow for certain types of commercial businesses within the rural residential and agricultural areas of the Township. This is not to say that the Township should encourage big box retail establishments or other regionally serving commercial businesses.

#### **Agricultural Support Businesses**

Agricultural support businesses can be thought of in two different ways, those businesses that support the agriculture industry such as equipment repair shops and supply houses, and those businesses that support the farmer's agricultural business, such as roadside stands and farmers markets.

The former type of agricultural support businesses may be appropriate in areas that are strictly used for agriculture. Given the potential for noise, dust, or fumes that machine repair shops or similar businesses may generate, these businesses should not be located in residential areas or in agricultural areas that border residential areas. These types of businesses are best located in the heart of agricultural areas, where farmers can easily access them and they will not conflict with other uses.

The latter type of agricultural support businesses support the farm business and supplement the farmer's income, thus strengthening the sustainability of the farming industry. In order for these businesses to be successful, they must be accessible to the people who will purchase the goods and enable the business to be profitable. The Township may consider allowing roadside stands or farmers markets in certain areas. A roadside stand will likely have less of an impact than a farmers market, which may require additional area, parking, and hours of operation regulations.



### **Appropriately Scaled Commercial Businesses**

Allow for businesses such as small mom and pop type businesses, country stores, and community serving businesses. These types of businesses are compatible with the rural character of Dickinson Township and would generally serve the local population in the community, rather than attracting high volumes of outside traffic. The Township should consider allowing these businesses in proximity to residential areas, and along local collector roads.

By contrast, there are certain other types of commercial development that may not be appropriate in the rural and agricultural areas of the Township, such as big box retail stores, or other regionally serving businesses. These types of businesses tend to serve a larger region than the local population, and will therefore attract additional volumes of outside traffic.

### **Home Occupation Standards**

The Township should provide appropriate standards for home occupations. Home based businesses can have no impact to the surrounding neighborhood, causing no additional noise, traffic, or fumes. Examples of these types of businesses are consulting, third party internet sales, or someone who travels to sell items such as beauty products, cookware, or craft supplies. Other businesses may generate slight impacts to the surrounding neighborhood through an increase in traffic or other impact. Examples of these types of businesses include beauty parlors or a notary. The Township should consider appropriate regulations for these types of businesses if it determines that it would be beneficial to allow them in certain residential areas. The Township should also consider the impacts that may be caused by more intense home-based commercial businesses such as an auto mechanic, cabinet making business, or some other type of business that generates noise, dust, or fumes, or requires extensive deliveries or customer traffic. These types of businesses may not be appropriate in a neighborhood setting.

# *Community Facilities Plan*

## *Chapter 6*

### **Introduction**

---

Residents in the Township utilize a multitude of community facilities throughout their lives including public schools, libraries, and emergency services. The Community Facilities plan evaluates the need for community facilities and services in the future, based upon the projected population growth, desired future land use patterns, and existing demand for services. This section looks at how community facilities and services relate to other plan components that directly drive the demand and how different community services influence community character, and the relationships that exist between community facilities and creating livable neighborhoods.

### **Goal**

---

Support community services, facilities, and utilities that adequately serve the needs of residents and businesses in the Township and allow for necessary and coordinated community growth in strategic locations.

### **Strategies for Community Facilities**

---

The strategies detailed in this plan represent the wide range of facilities and services that people use in their daily lives.

#### **Strategy 13**

**Evaluate the need for public water and sewer service in designated areas of the Township.**



Residents in Dickinson Township rely predominantly on individual on-lot sewage disposal systems. However, eight properties located in the Business-Industrial Zone located in the North-Eastern portion of the Township are connected to the public sewer systems of South Middleton Township and the Carlisle Borough. As Dickinson Township is a rural area, the residents of the Township are mostly served by private wells; however, 90 residents in the South-Central portion of the Township are serviced by Mt. Holly Springs Borough. These customers are located along Cold Springs Road, Mountain View Road, Oak Lane Manor, Sandbank Road, White Oak Drive, Red Oak Lane and Barnitz Woods Drive. In the North-Eastern part of the Township, The Dickinson Township Municipal Authority provides water to eleven residential customers and seven commercial properties located along Alexander Spring Road, Dennison Circle, True Temper Drive and Ames Drive. Several properties located in this same area are also serviced by South Middleton Township and the Carlisle Borough.

The 2005 and 2007 updates to the Dickinson Township Act 537 Official Sewage Facilities Plan analyzed and recommended that a portion of Dickinson Township be served with public sewer. In January of 2016, DEP granted approval of an update to the Act 537 Official Sewage Facilities Plan. This update examined the alternative provisions for the appropriate sewer service to the Phase 1 Planning Area. This area includes the northeastern area of the Township bounded by West Pennsboro Township to the north, South Middleton Township to the east, a portion of Alexander Spring Creek to the west, and to the south by several parcels of land just south of Walnut Bottom Road. The alternatives set forth and to be implemented in the Phase 1 Act 537 Sewage Facilities Plan would extend and provide sewage facilities in the Phase 1 Planning Area with collection through Dickinson Township Municipal Authority facilities and treatment by the Borough of Carlisle, but only if and when funded by developers as part of development plans approved by the Board of Supervisors. Until such developer-funded facilities are available, no sewage facilities will be provided.

Dickinson Township also adopted an ordinance in 2002 that requires the mandatory pumping of on-lot disposal systems. The ordinance allows the Board of Supervisors to regulate, inspect, and assure the proper design, installation, operation, and maintenance of all existing and future sewage facilities and/or alternative systems; and to set forth charges and fees for such services. This ordinance has helped to identify and mitigate some of the problems with malfunctioning on-lot disposal systems in the Township. This strategy looks at introducing public sewer and public water into planned growth areas as a way to guide

development to appropriate areas of the Township, and to remedy problems with existing on-lot disposal systems.

### **Introducing Public Water and Public Sewer to Remedy Existing Problems**

Introducing public water and public sewer into areas that have had concentrations of on-lot disposal system malfunctions or a history of well water contamination can help to improve human health and the health of the natural resources in the Township. In these situations, the Township should weigh the costs and benefits of extending public utilities to these areas

### **Managing Growth with Public Sewer and Public Water**

Public water and public sewer can be used as a growth management tool. Currently, because there is no public sewer service in the Township and most areas do not have access to public water, new residences must be situated on lots that are large enough to accommodate an on-lot disposal system and a private well. This results in large amounts of land being consumed, threatening the rural character of the Township. Additionally, more residents drawing water from the ground means increased pressure on the groundwater supply, resulting in the potential for water quantity problems and wells running dry.

Areas that are served by public water and public sewer are typically viewed as more attractive to developers because they are able to build on smaller lot sizes and accommodate more units than they would be able to in an area of similar size that is not served by public water and public sewer. These areas can offer opportunities for necessary future growth while encouraging the agricultural and more rural areas of the Township to remain as such.

The Township should also take into consideration the availability of adequate transportation infrastructure and the proximity of essential community services including fire and emergency services and schools, when considering where to locate future water and sewer infrastructure.

Having water and sewer available will encourage additional growth and development and it will be necessary to ensure that the Township can support it.



## **Community Facilities Plan Map**

The community facilities plan map depicts the planned growth areas as designated in the future land use plan. The growth areas were developed based on the planned future sewer service area in the Dickinson Township Act 537 Official Sewage Facilities Plan Update, as well as existing development patterns, the locations of concentrations of malfunctioning on-lot disposal systems or well contamination, and the proximity of surrounding water and sewer service areas.

In addition to the area planned for sewer service as depicted in the Act 537 Plan, there may be a potential for future connections to the sewer system in South Middleton Township in the area of Pine Road and Sand Bank Road. The planned and potential future sewer service areas were used in determining the primary and future growth areas as depicted in the future land use plan. The Township can use this information to determine locations in which to best situate necessary future development.

## **Strategy 14**

### **Sponsor community clean up days to encourage residents to take part in beautifying the Township.**

Community clean up events can be scheduled and promoted on a designated day or week, either annually or multiple times a year. Community clean up days can engage residents of the community in improving their neighborhood, helping to instill a sense of ownership, belonging, and pride.

Events such as these provide an opportunity for neighbors to meet and to get together to work towards a common goal.

### **Coordinate with Other Events**

Encourage participation in larger clean up initiatives such as a regional or statewide event. The Great PA Cleanup is an example of one such event. The Great PA Cleanup is an annual statewide initiative to remove litter and trash from Pennsylvania's roadways, parks, forests, riverbanks, neighborhoods, and open spaces.

## **Recycling, composting, and proper waste disposal**

Currently, Dickinson Township contracts Waste Management for trash disposal and curbside recycling services. Cumberland County offers an electronics recycling site near the Cumberland County prison. The County also provides household hazardous waste disposal events in which county residents may participate. To further encourage proper waste disposal, recycling and repurposing of refuse, Dickinson Township should make efforts towards the following:

- ▶ Educate residents on recycling opportunities available to them through county or other recycling programs.
- ▶ Provide links to more information on the Township website or include information in the Township newsletter.
- ▶ Consider opportunities to share composting services with surrounding municipalities that have a recycling capability for yard refuse.
- ▶ Evaluate the need for, and the feasibility and affordability of establishing a Township composting capability.

### **Strategy 15**

#### **Promote opportunities for recreation and parks consistent with growth in the Township.**

Dickinson Township is rich in passive recreational amenities, such as the Michaux State Forest, Kings Gap Environmental Education and Training Center, Pine Grove Furnace State Park, Barnitz Mill at Stuart Park, Lindenwood Park, and the Mount Holly Marsh Creek Preserve. These places highlight many of the natural assets, mountainous region, and woodlands in the Township. The Township will be developing a recreation plan which will plan for the future needs and development of existing and additional public recreational areas within the Township.



## **Strategy 16**

### **Enter into intermunicipal cooperation agreements or sharing of services. Support the initiatives of the Emergency Services Workgroup.**

The Emergency Services Workgroup is a partnership of neighboring municipalities (Dickinson, South Middleton, North Middleton, Carlisle, and Mount Holly Springs) that is working toward a governance structure for Fire and Ambulance Services. This governance will provide decisions for the best distribution of resources, prevent duplicate resources and sharing of resources. The resources in scope are equipment, training, recruitment, funding acquisition thru grants, knowledge sharing, and funds from the participating municipalities. Subject Matter Experts from successful governance structure formations in State College, Mechanicsburg and Shippensburg are consulted and share best practices. Also, previous leadership from prior attempts at partnerships and consolidations have shared their successes and failures of those initiatives. Consolidation of entities is out of scope for this group.

Due to the close proximity of medical facilities and the stationing of Life Lion at the Carlisle Airport, it is thought that the region currently receives excellent emergency services response.

# *Transportation Plan*

## *Chapter 7*

### **Introduction**

---

Communities are continually challenged with providing safe, efficient access and mobility for residents and visitors. Planning for transportation involves providing access for employees to local businesses and industries, promoting efficient regional travel for visitors, and enhancing recreational transportation opportunities. The struggle in providing for the needs of automobiles, pedestrians, and other non-motorized forms of transportation is often complicated by the conflicting nature of these various forms of movement. This plan will develop guidelines for the Township that will focus on improving the transportation system.

Transportation is related to many of the other planning components by its very nature. Transportation is linked to housing and the economy in that we rely on transportation for mobility to and from our homes. Various transportation modes and networks are used to move the goods that directly impact our economy. Transportation is also linked to natural resources and recreation. Many people utilize rail trails, bicycle paths, and walking trails as a part of leisurely activity. When transportation improvements are considered, it is important to recognize and plan to mitigate any potential negative environmental repercussions that result from a proposed transportation improvement. Transportation is also directly related to, and sometimes determines, the ways that land is or will be used.

### **Goal**

---

Encourage a safe, reliable, and well-maintained network of roadways that provide increased mobility for residents, agricultural and farm equipment, and goods movement in the Township, while considering the safety and mobility of pedestrians and other non-motorized forms of transportation.



# Strategies for Transportation Plan

---

## **Strategy 17**

### **Ensure that the existing road infrastructure is able to support proposed new developments.**

It is essential that road improvements keep pace with development in the Township as well as development in neighboring municipalities. Additionally, transportation additions and improvements must also consider the impacts to the surrounding neighborhoods and done in a manner that preserves the character of the Township. The delicate balance between development and transportation must be constantly evaluated.

#### **Harrisburg Area Transportation Study (HATS) and the Western Cumberland Council of Governments (WCCOG)**

Work with the WCCOG and HATS to communicate and coordinate necessary transportation improvements in the Township. Working with the WCCOG will provide the Township with an opportunity to cooperate on intermunicipal and regional transportation issues. HATS is considered the regional planning organization for Dauphin, Cumberland, and Perry Counties, and also Palmyra Borough, North Londonderry Township, and South Londonderry Township in Lebanon County. HATS can serve as the communication conduit between the Township and PENNDOT, recommending the Township's priority transportation improvements to PennDOT for placement on the Transportation Improvement Program (TIP) listing of projects.

#### **Access and Circulation**

Evaluate traffic flow through existing and proposed developments. This includes not only access and ease of movement for automobiles, bicycles, and pedestrians, but also the ability of emergency services vehicles, including ambulances and fire trucks, to adequately respond to residences and businesses.

### **Strategy 18**

#### **Identify public or private lands for which the public has a current or future need.**

Identify potential areas that may be needed for future transportation development or improvement. Reflect these areas on the official map. The official map can be used to legally establish the locations of existing and proposed publicly owned and operated facilities including the roadway network, water and sewer infrastructure, parks, greenways, and trails and other important features.

The land earmarked for these potential future uses is not a “taking” from the landowner. The reservation on the map merely gives the municipality the first opportunity to purchase the identified property. In the event that the Township needs to acquire the land, it must be prepared to compensate the owner for the fair value of the land. Per the Subdivision and Land Development Ordinance, the property owner must notify the municipality in writing of intent to develop or subdivide the property. From the date that the municipality receives the notice it has one year to purchase the property, obtain easements, or seek condemnation.

### **Strategy 19**

#### **Accommodate nonmotorized transportation in the existing and future transportation network.**

Evaluate needs in the nonmotorized transportation network and pursue opportunities to establish varying levels of improvements including road improvements, maintenance, signage, and directional signage. Additionally, provide appropriate bicycle and pedestrian facilities in new Township transportation projects.

#### **PENNDOT Active Transportation Plan**

The Commonwealth of Pennsylvania has recognized the importance of pedestrian level mobility and authorized PENNDOT to develop a statewide Active Transportation Plan, which was completed in 2019.



- ▶ Support Rails to Trails projects if railway land becomes available.
- ▶ Support other bicycle lane and pedestrian path expansion projects if opportunities become available.
- ▶ Collaborate with PENNDOT and developers to ensure that road improvements take into account use of the roadway for bicyclists.
- ▶ Maintain routes typically used by bicyclists including removal of debris from shoulders.
- ▶ For routes that are occasionally used by cyclists, consider posting the route with signage to increase awareness to motorists.
- ▶ Consider placing wayfinding signage near the entrances to developments and at key locations throughout the Township to direct people to the bicycle route.

### **Strategy 20**

#### **Ensure a safe and well-maintained system of roads throughout the Township.**

Address, review, and revise, when necessary, the list of transportation issues identified in the Township. Annually review and prioritize transportation issues and communicate priority needs to HATS.

### **Strategy 21**

#### **Support public and on demand transit service in the Township.**

- ▶ Participate in Capital Area Transit's (CAT) route restructuring efforts to identify potential service areas for public transportation.
- ▶ Coordinate with the local transportation provider to ensure that residents are able to utilize para transit services in an efficient and accessible manner.
- ▶ When appropriate, require public transit facilities in appropriate subdivision and land development projects.

# Population and Demographic Profile

## Chapter 8

### Township Profile

Dickinson Township located in central Cumberland County, consists mostly of agriculture and is of rural setting and character. Past surveys indicate that residents desire to maintain the Township's rural character, and that remains so today and into the future. The majority of the land is zoned as agriculture, comprising nearly 37 percent of total acres in the Township. By occupation, the largest sector is manufacturing, followed by retail trade, transportation, warehousing and utilities, construction, and then agriculture which includes fishing and forestry. Although by percent of acreage, agriculture is the largest land use category, farming as an industry has declined over the years. The trend of agricultural land loss due to development continues, as does the trend of farm consolidation. This trend is expected to increase as residential development pressures increase.

#### POPULATION DEMOGRAPHICS

Population trends indicate that Dickinson Township has had significant increases in population in past decades. This growth trend slowed from 2000 to 2010 and most significantly from 2010 to 2020.

#### **Historic Population, 1980-2020**

	1980	1990	% Change	2000	% Change	2010	% Change	2020	% Change
Pennsylvania	11,864,720	11,881,643	0.1	12,281,054	3.4	12,702,379	3.4	13,002,700	4.6
Cumberland County	179,625	195,257	8.7	213,674	9.4	235,406	10.2	259,469	10.2
Dickinson Township	3,037	3,865	27.3	4,702	21.7	5,223	11.1	5,294	1.4
Cooke Township	197	95	-51.8	117	23.2	179	53.0	201	12.3
Penn Township	1,944	2,425	24.7	2,807	15.7	2,924	4.17	2,874	-1.7
South Middleton Township	8,941	10,340	15.6	12,939	25.1	14,663	13.3	16,135	10.0
West Pennsboro Township	4,329	4,945	14.2	5,263	6.4	5,561	5.7	5,595	7.8



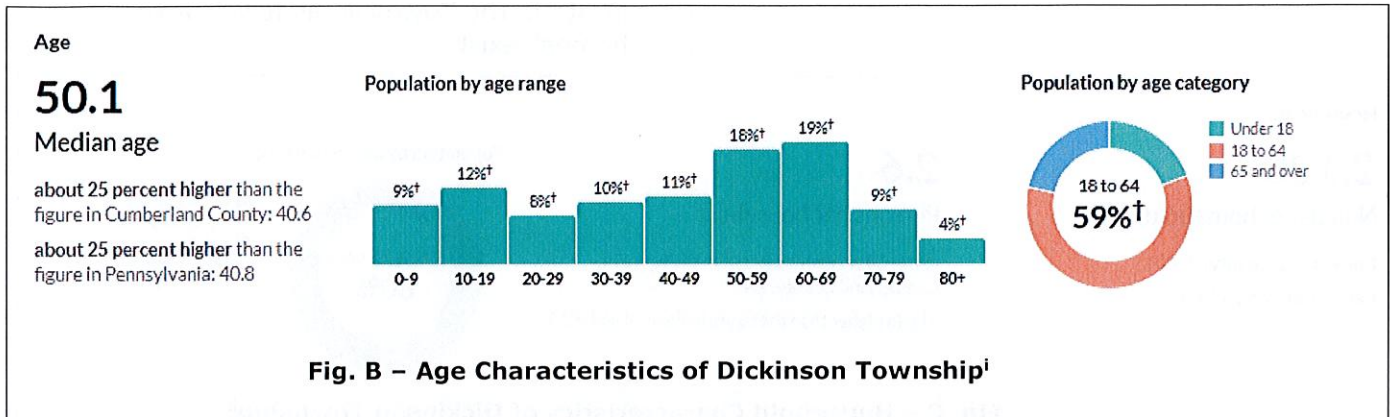
<b>Population Growth</b>	<b>Planning Implications</b>
<ul style="list-style-type: none"> <li>▪ 2020 Census 5,294</li> <li>▪ 2010 Census 5,223</li> <li>▪ 1.4% Growth since 2010</li> </ul>	<ul style="list-style-type: none"> <li>▪ Growth in the Township has slowed following an extended period of growth from 1980 - 2010. Most neighboring Townships of similar size also experienced a slowing of growth.</li> <li>▪ Growth in Dickinson Township has outpaced the county and state in past decades, but in the last decade has slowed. The year intervals with the largest growth correspond to the distribution of age of housing stock in the Township. Growth was largely impacted by the economic downturn in 2008 and has been recovering slowly.</li> <li>▪ The Township's lack of sewer and water infrastructure will constrain its population growth into the future as on-lot sewage and wells cannot support intense residential development.</li> </ul>

### **POPULATION DENSITY**

Population density provides an indication of the number of residents in any given place, in relation to land area. The population in Dickinson Township is less dense than that found in the county or state. This is a result of the vast mountainous, rural, and agricultural areas of the Township, which have historically, remained undeveloped for the most part. As noted above, limited public infrastructure also limits dense residential development and in turn, moderates population density. The population density as of the 2020 census was 115.5 persons per square mile in Dickinson Township. This is a slight increase from the population density of 114 reported in 2010.

## AGE, RACE, ETHNICITY AND HOUSEHOLD CHARACTERISTICS

Classifying the population of a community by age and household characteristics provides an indication of what facilities, services, or housing types may be needed.





Opportunities (ECHO), assisted living facilities, condominiums or townhouses, among others.

- The high price of housing stock also limits the number of younger people that locate in the Township as few "starter homes" exist.

Households

**2,100**

Number of households

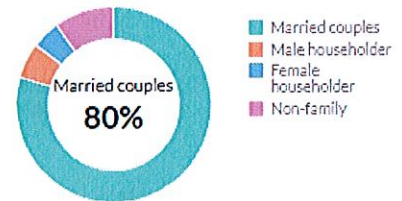
Cumberland County: 99,804  
 Pennsylvania: 5,053,106

**2.6**

Persons per household

about 10 percent higher than the figure in Cumberland County: 2.4  
 a little higher than the figure in Pennsylvania: 2.5

Population by household type



**Fig. C – Household Characteristics of Dickinson Township<sup>ii</sup>**

Household Characteristics	Planning Implications
<ul style="list-style-type: none"> <li>▪ There are 2,100 households in Dickinson Township.</li> <li>▪ Married households made up 80% of all households in the Township.</li> <li>▪ Household size averaged 2.6 persons per household, which is consistent with county and state.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The percentage of married households is higher than PA (60%) and Cumberland County (66%) and seems to reverse a trend noted for the prior two decades in which this percentage was decreasing.</li> <li>▪ There may continue to be more demand for 2 or more bedroom housing units, which matches up well with the current housing inventory.</li> </ul>

## EDUCATION

### Educational attainment

**92.2%**

High school grad or higher

about the same as the rate in  
Cumberland County: 92.3%

about the same as the rate in  
Pennsylvania: 90.5%

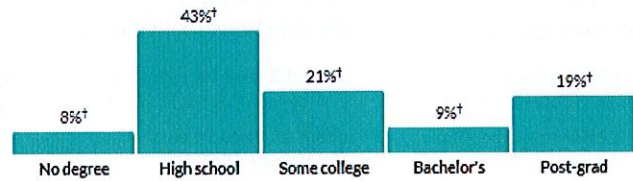
**27.9%**

Bachelor's degree or higher

about three-quarters of the rate in  
Cumberland County: 36.6%

about 90 percent of the rate in  
Pennsylvania: 31.4%

Population by highest level of education



**Fig. D – Education Characteristics of Dickinson Township<sup>ii</sup>**

Educational Attainment Characteristics	Planning Implications
<ul style="list-style-type: none"> <li>▪ For the population over 25 years of age, 92.2% have a high school education or higher, and 27.9% have a bachelor's degree or higher.</li> <li>▪ The high school education rate is similar to the state and county averages.</li> <li>▪ The bachelor's degree or higher rate is higher than the state and slightly lower than the county rate of 36.6%.</li> <li>▪ The post graduate degree rate is higher than state and county percentages of 12 and 14 percent respectively.</li> </ul>	<ul style="list-style-type: none"> <li>▪ An educated populace allows for better career opportunities and contributes to a stable economic base for the Township.</li> <li>▪ The higher post graduate rate corresponds to higher income and home value rates for the Township comparative to other nearby municipalities.</li> </ul>



## FAMILY INCOME

**Income**

**\$50,164**

Per capita income

about 1.3 times the amount in  
Cumberland County: \$37,500

about 1.5 times the amount in  
Pennsylvania: \$34,352

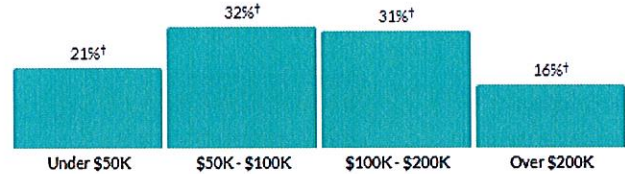
**\$91,888**

Median household income

about 1.3 times the amount in  
Cumberland County: \$71,269

about 1.5 times the amount in  
Pennsylvania: \$61,744

**Household Income**



**Fig. E – Income Characteristics of Dickinson Township<sup>ii</sup>**

Income Characteristics	Planning Implications
<ul style="list-style-type: none"> <li>▪ The median household income in Dickinson Township increased from \$51,363 in 2000 to \$91,888 in 2020.</li> <li>▪ The Township’s poverty rate decreased from 2.3% to 1% in the same period. The poverty rate for the county and state have increased from 2000 figures by 3.2% and 4.6% respectively.</li> <li>▪ Per capita income in Dickinson Township is also proportionately greater than the statewide and county per capita income levels.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Township has much greater proportion of households in the \$100K and greater income levels than the state and county, and fewer households earning \$50-\$100K and Under \$50K.</li> <li>▪ The cost of housing units in the Township could preclude those households in the lower end of the income spectrum from being able to locate in the Township. This may also affect the age distribution, because younger adults with entry level income may be unable to afford housing in Dickinson Township.</li> </ul>

## HOUSING

### Units & Occupancy

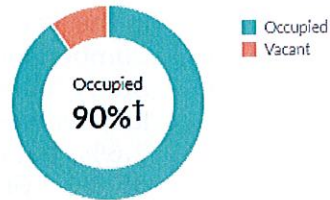
**2,330** ±180

Number of housing units

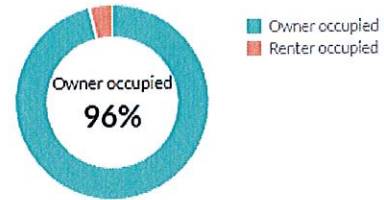
Cumberland County: 106,028 ±269

Pennsylvania: 5,693,314 ±749

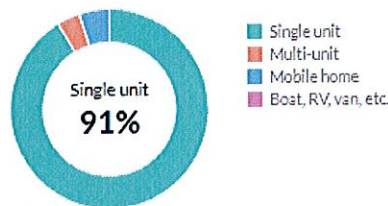
Occupied vs. Vacant



Ownership of occupied units



Types of structure



### Value

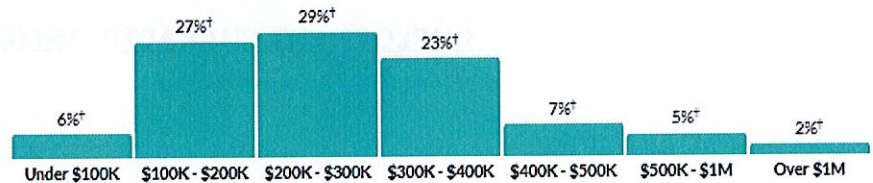
**\$240,500**

Median value of owner-occupied housing units

about 20 percent higher than the amount in Cumberland County: \$202,900

about 1.3 times the amount in Pennsylvania: \$180,200

Value of owner-occupied housing units



[Show data / Embed](#)

**Fig. F – Housing Characteristics of Dickinson Township<sup>ii</sup>**

Housing Characteristics	Planning Implications
<ul style="list-style-type: none"> <li>▪ The greatest proportion of housing in Dickinson Township was moved into during the 2000's and has decreased in the decades since.</li> <li>▪ The type of housing stock in Dickinson Township is distributed between 91.4% single family homes and 3.7% multifamily homes.</li> <li>▪ Median house value is \$240,500 and median rent is \$982 in Dickinson Township.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The Township may want to encourage the development of multifamily units to increase diversity of housing stock and affordability options to support the workforce needs in the growth area of the Township. Greater residential densities are supported in the Mixed-Use Zoning District in the Zoning Ordinance.</li> <li>▪ Dickinson Township median house values are among the four highest median values for municipalities in the county, most of which are in the eastern portion of the county. The combination of high median</li> </ul>

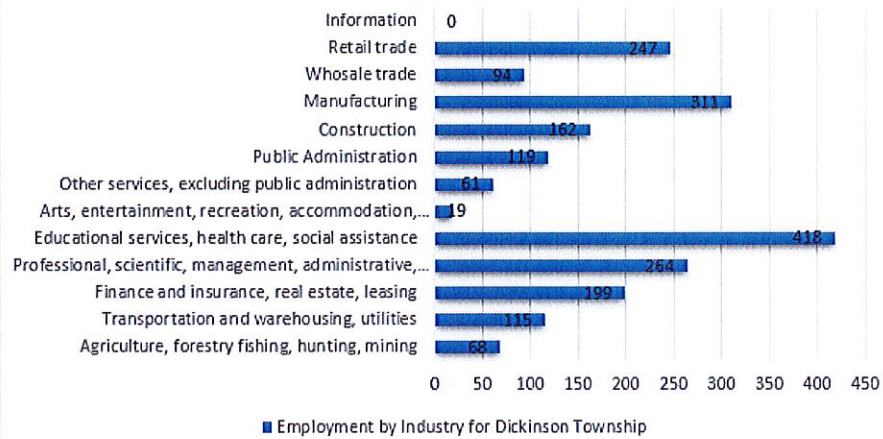


house value and low proportion of multifamily units may make locating in the Township cost prohibitive for some income levels.

- 10% of the total number of housing units in the Township is listed as vacant. The Cumberland County Housing Affordability Study found that Dickinson Township had a low homeowner vacancy rate of close to 2.6%, but a high rental vacancy rate of 35.8%.<sup>ii</sup> Greater than half of the vacancies are due to seasonal, recreational or occasional use and the remainder are vacant for other reasons, which include owners not wanting to sell or properties used for storage. These factors indicate that there may not be a sufficient supply for full time rentals in the Township to meet potential demand.

### EMPLOYMENT CHARACTERISTICS

**Employment by Industry for Dickinson Township**



Transportation to work

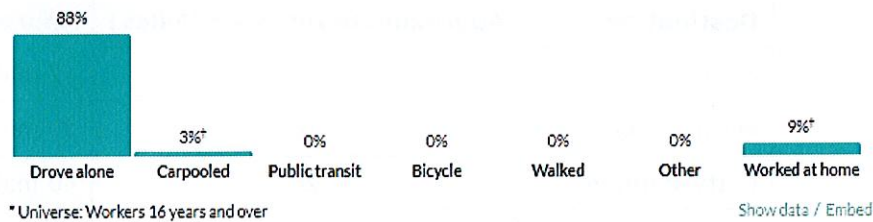
**24.3** minutes

Mean travel time to work

about 10 percent higher than the figure in Cumberland County: 22.5

about 90 percent of the figure in Pennsylvania: 27.2

Means of transportation to work



**Fig. G – Employment and Commuter Characteristics for Dickinson Township<sup>ii</sup>**

Employment Characteristics	Planning Implications
<ul style="list-style-type: none"> <li>▪ The labor force of the Township is currently 70.8% of the population age 16 years and greater, or 2,077 people.</li> <li>▪ As of September 2020, the unemployment rate is 6.4% for the Harrisburg – Carlisle Metropolitan Statistical Area. Cumberland County had one of the lowest unemployment rates for Pennsylvania counties at 5.4%</li> <li>▪ The greatest total number of employees by major sector include retail trade, services and transportation and communications.</li> <li>▪ The mean travel time to work for residents of the Township was 24.3 minutes, which is comparable to the county and state commute times.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Workers living in the Township could experience more job-related impacts from COVID-19, as the Township employee base is largely in the professional, educational, healthcare and social services as well as manufacturing and retail trade sectors, which have been affected more significantly than non-service sector jobs.<sup>i</sup></li> <li>▪ The unemployment rate is in flux due to the impacts of COVID-19, but it appears to be recovering more quickly than anticipated, and the county is well positioned for economic rebound among other areas in Pennsylvania.</li> <li>▪ The potential for employment opportunities that provide for working from home, coupled with the relatively centralized location to major employment centers for jobs where commuting is necessary, provides for a range of employment opportunities for residents of Dickinson Township.</li> </ul>



## DRIVE TIMES AND DISTANCES FROM DICKINSON TOWNSHIP

<b>Destination</b>	<b>Approximate Distance (Miles)</b>	<b>Approximate Drive Time</b>
Carlisle, PA	9	17 minutes
Mechanicsburg, PA	18	30 minutes
Gettysburg, PA	26	40 minutes
Chambersburg, PA	30	35 minutes
Harrisburg, PA	32	40 minutes
Frederick, MD	64	70 minutes
Martinsburg, WV	70	70 minutes
Bedford, PA	83	90 minutes (1.5 hours)
State College, PA	90	120 minutes (2 hours)
Winchester, VA	91	90 minutes (1.5 hours)
Baltimore, MD	104	105 minutes (1.75 hours)
Washington, DC	112	120 minutes (2 hours)
Philadelphia, PA	130	135 minutes (2.25 hours)
Pittsburgh, PA	184	180 minutes (3 hours)

\*All distances and drivetimes measured from the centroid of Dickinson Township to the centroid of the municipality/city.

Dickinson Township is perfectly situated for residents to be within a couple hours' drive of major urban areas such as Philadelphia, Pittsburgh, Baltimore, MD, or Washington, DC. The Township also offers short commuting times to areas like Harrisburg or Mechanicsburg for residents who prefer to live in a rural setting but also wish to be close to amenities such as dining or shopping. A drivetime analysis was performed that illustrated the approximate distance and drive time from Dickinson Township to multiple popular urban destinations. The analysis calculated the distance and drive time from the center of Dickinson Township to the center of the urban area. The results listed in the table are for reference only as distance and travel time to specific areas in the identified urban areas may vary.

<sup>i</sup> U.S. Census Bureau (2019). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Dickinson Township, Cumberland County, PA, <https://censusreporter.org/profiles/06000US4204119144-dickinson-Township-cumberland-county-pa/>

<sup>ii</sup> Shippensburg University, Center for Land Use and Sustainability (2020). Housing Affordability in Cumberland County, Final Report.

# *Township History*

## *Chapter 9*

### **History of Dickinson Township**

---

Dickinson Township resides in the south-central portion of the Cumberland Valley. Originally Dickinson Township included Cooke and Penn Townships and was the largest Township in Cumberland County. Its history revolves around farms, schools, churches, mills, shops, and businesses, as well as the industries of the mountains developed from the natural resources of wood, iron ore, sand, clay and phosphorous. While there is little industry left in the Township and farms are dwindling in number, Dickinson Township is still one of the choice places in the Cumberland Valley to live, raise a family or retire to.

Today, Dickinson Township is bounded to the north by the Governor Ritner Highway and to the south across the South Mountain to the Adams County line. The eastern boundary starts approximately four miles west of the Carlisle Borough and goes south to the boundary of Mt. Holly Springs. The western line runs to the west of Stone House Road, then boards Adams County, west of Starners Station Road. The Yellow Breeches Creek or Callapatscink Creek, its original Indian name, flows through Dickinson Township and is considered a fisherman's paradise, well known for its trout. Other large sized creeks include Alexander Spring to the north, and Mountain Creek to the south. The northern portion of the Township consists of prime agricultural land with heavy clay soils, abundant with limestone. The southern half of the Township is mountainous.

Dickinson Township broke away as its own Township in 1785. The citizens presented a petition to the Court of General Sessions of the Peaces for the County of Cumberland stating "that said Township is much too large for officers to perform their respective duties without uncommon fatigue far above what the officers of our neighboring Townships do feel." There is no survey on record of the Township as it was then constituted, nor does the decree of the Court accurately define its boundaries. The petition, however, requested that the "great road leading from Harrisburg to Chambersburg" (currently, Ritner Highway, Route 11)



become the northern dividing line of the two Townships. The remaining boundaries were generally described as South Middleton on the east, Newton to the west and Adams County to the south.

The first settlers in Cumberland County were mostly Presbyterian Scotch-Irish who utilized the woodlands to build their homes, mills and forts. A much smaller population of Germans were also among the first settlers in the county. The German settlers came to the area after the Scotch-Irish and settled in the abandoned clearings left by the Scotch-Irish. They took advantage of the rich limestone soil and settled as farmers around 1754.

Growth in the Township was quite slow. Manufacturing interests centered entirely around grist mills and sawmills, which were sufficient to meet only local demands. Railroads, traditionally initiated growth; however, this was not the case in Dickinson. The South Mountain Railroad and the Harrisburg and Potomac Railroad crossed Dickinson Township, but, neither railroad maintained a stop in the Township. Schools were in session for six months out of a year. In 1879, the eleven schools, eleven teachers and 425 students attested to the small population and little growth of the Township. Like most of the early communities in the Cumberland Valley, Dickinson Township had a strong religious tradition; however, by 1879, there were only two churches in the Township. The church for the Methodist Protestant congregation was built in 1844. The other church was located near the mountain on Spruce Run.

Dickinson Township remains a rural community with proximity to urban areas. Its population density is approximately 115.5 people per square mile.

## Listed and Eligible Properties on the National Register of Historic Places

Property	Address	Status	Year Built
Pine Grove Furnace	Pine Grove Furnace State Park, Dickinson Township and Cooke Township	Listed	1895, 1964
Cameron, James, Estate; Kings Gap Environmental Center	King's Gap Road	Eligible	1904, 1907
Lee, Thomas, Jr., Farmstead; Sparks Property	1764 Walnut Bottom Road	Eligible	1840
Sterret, S.W. House	Route 174	Eligible	1885
Weakley, James, Mill; Barnitz Mill	Pine Road	Eligible	1842
Wonderly, Daniel, House	1013 Burnt House Road	Eligible	1840
Woods, Samuel, Farm	Dickinson School Road	Eligible	1830, 1860

Source: PHMC, Cultural Resources Geographic Information Systems



## Historic Resources in Dickinson Township

Historic Name	Location	Date
Barnitz Mill	3 Barnitz Rd.	1842
Burnt House Road Bridge	Burnt House Rd. over Yellow Breeches	1825
Burnt House Tavern	1917 Walnut Bottom Rd.	1890
Byers, John, House	7 Cinda Lane	1850
Cameron, James, Estate	500 Kings Gap Rd.	1904
Eby, Fanny, Farm	137 Stonehouse Rd.	1870
Enck's Mill	93 Enck's Mill Rd.	1870
Fishburn, Anthony, Barn	244 Burnt House Rd.	1870
Galbreath, Joseph, Barn	2207 Walnut Bottom Rd.	1820
Harmon, A.T., House	278 Peach Glen Rd.	1750
Heikes, John, House	88 Mooredale Rd.	1850
Lee, George & Holiday, House	1816 Walnut Bottom Rd.	1800
Line, David, House	41 Shag Bark Ln.	1832
Line, Emanuel, House	250 Richland Rd.	1870
Line, George, Farmstead	657 Alexander Springs Rd.	1900
Line, George, House	806 Alexander Spring Rd.	1785
Line, Henry, House	828 Alexander Springs Rd.	1780
Line, John, House	759 Alexander Spring Rd.	1768
Martin, George, House	45 W. Yellow Breeches Rd.	1850
McAllister House	2120 Ritner Highway	1920
Moore, James, House	2408 Walnut Bottom Rd.	1788
Myers, David, House	1243 Goodyear Rd.	1910
Paxton, Aaron, House	2 Peach Glen Rd.	1873
Peffer, John, House	668 W. Old York Rd.	1900
Rockey School	66 Half-Mile Dr.	1840
Starner's Railroad Station	299 Starner's Station Rd.	1890
Sterrett, S.W., House	700 W. Old York Rd.	1885
Toland Mission	250 Pine Grove Rd.	N/A
Wonderly, Daniel, House	1013 Burnt House Rd.	1890
Woods, Samuel, Farm	84 N. Dickinson School Rd.	1863
Woods, Samuel, House	34 Sandy Bottom Rd.	1793
	Burnthouse Rd.; 0.7 Mile North Of Lr 21008	N/A
	702 Pine Road	1900

Source: Cumberland County Planning Department; Cumberland County GIS