



Dickinson Township
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PLANNING COMMISSION MEETING November 9, 2022

PRESENT: EARL BOCK via conference phone, BETH KIKLA, ELIZABETH GRANT, JUSTIN SMITH, ROBERT LINE III, NATHAN MERKEL, KENWOOD GIFFHORN members; Glenn Kelso Jr, Zoning/Codes Officer; Laci Hockenberry; Assistant Secretary/Receptionist.

VISITORS: Loren Newswanger, Bert Nye

ABSENT: Christian Miller, Jason Reichard

CALL TO ORDER

The meeting was called to order at 6:00 PM by Vice Chairwoman Kikla.

OPENING ANNOUNCEMENTS

APPROVAL OF AGENDA

A motion was made by Nathan Merkel and seconded by Elizabeth Grant and unanimously passed to approve the agenda.

APPROVAL OF MINUTES

A motion was made by Nathan Merkel and seconded by Kenwood Giffhorn and unanimously passed to approve the September 14, 2022 meeting minutes.

CHAIRPERSON'S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS:

Newswanger Land Development Plan

Bert Nye from Nye Consulting Services was present to explain the plan to build three broiler barns located at 2513 Walnut Bottom Road. The property is approximately 142 acres and is bisected by the Township line between Dickinson and Penn Townships. Mr. Nye explained they have presented the plan to Penn Township and after speaking with their Engineer, Paul Wilson, they decided to defer to Dickinson Township due to the majority of the stormwater and improvements being located here. Mr. Nye provided the Planning Commission with a brief explanation on the use of the broiler barn, which is to raise meat birds of higher quality for companies like Belle & Evans. The process will cycle 6 times a year with the poultry being brought in as peeps. The peeps will grow for 6 weeks and then be transported out to the processor and the houses will sit empty for 3 weeks which will restart the cycle again. Over the course of the year the houses will be empty about 100 days. Mr. Nye noted the animal unit calculation provided consists of the animals in the broiler operation as well as his father's property located beside him. This means they will be managing their fields together and the manure generated can be used on both properties. They will do all of the required calculations for nitrous phosphorous balance loads and switch the crops as necessary and extract it from the ground. They are under 2,000 lbs. of live animal weight per acre and therefore are not required to do a Nutrient Management plan.

Darren Shank from DS consulting created a Manure Management Plan and a Conservation Plan which is baseline compliance for Pennsylvania. Mr. Newswanger has also applied for Ag Security.

In addition to the poultry barn there will be a manure storage facility which will hold a 6-month supply that is industry standard. The basin size to meet loading ratios, Cumberland County Conservation and the Township's standards is a 60% reduction and funneled through an 8-inch hole. In order to spread out the flow to prevent an accelerated erosion condition the Township Engineer has recommended the discharge design be 3ft wide by 3 ft deep with a 170 ft long trench and a 1ft berm, Mr. Nye and the property owner agreed. They have submitted a HOP permit application to PennDOT to upgrade the existing driveway and do a 100ft shoulder extension on each side to accommodate for truck traffic. Mr. Nye explained truck traffic would consist of an average of 1 truck daily, with a feed truck delivering approximately every three days, peeps are delivered on a box truck and 5-6 processor trucks would be used for removal. The homeowner has received approval from the Cumberland County Conservation District and are amending the plan to move the manure storage facility an additional 45ft per the Township's recommendation.

There was a brief discussion on the logistics of the truck turnaround area being provided. Mr. Nye clarified they will be providing an area of 85ft by over 300ft including an existing 20ft width by 500 ft gravel drive. Mr. Nye went over the administrative comments provided. Mr. Newswanger is executing final plans upon acceptance of revisions. Nye Consulting Services sealed the plan and the Engineer's acknowledgement. A surveyor and a geologist have also reviewed the plan, and both will provide their stamp of approval. Per a discussion with Zoning/Codes officer Kelso, Mr. Nye has requested a waiver of the park & recreation fee due to this being an Agricultural Property.

Zoning/Codes Officer Kelso explained the park & rec fee would be between \$90,000 & \$100,000 due to the acreage. The ordinance does not differentiate between industrial, residential, and agricultural.

Nathan Merkel questioned if the board has granted a waiver for Ag development in the past? Zoning/Codes Officer Kelso was not sure as this is the first Agricultural Land Development Plan submitted since he has been at the Township.

Beth Kikla questioned what the acronym AEUS stood for? Mr. Nye explained it is the Animal Equivalent Units Per Acre and it is the amount of animals on an annual basis.

Beth Kikla questioned if dairy cows are also on the property? The dairy that is maintained is on his father's property, Mr. Newswanger purchased the neighboring property to put poultry on creating a generational farm and from Nutrient Managements perspective they are all together.

Bob Line inquired if there was a plan to mitigate the smell? The manure will be turned inside the barn and cleaned out yearly, typically the smell is fan generated and not from the manure storage structure which will be sided and roofed.

Bob Line questioned if the nearest neighbors had been included or spoken to about the plans? Mr. Newswanger confirmed they had spoken with them, and they know them very well and are ok with the broiler barns.

A motion was made by Nathan Merkel to grant the modification of Chapter 178-18.B.1 of the SALDO, which requires the plan scale to be no less than 100 feet to the inch. The motion was seconded by Kenwood Giffhorn and passed unanimously.

A motion was made by Nathan Merkel to grant the modification of Chapter 178-54 of the SALDO, which requires the plan approval be based on the applicant paying the Park and Recreation fee before the plan can be recorded. The motion was seconded by Bob Line. Earl Bock voted no; the motion passed by majority vote.

Chairman Bock motioned to forward the Loren Newswanger Ag Operations Land Development Plan to the Board of Supervisors with the condition of plan approval be based on the applicant adhering to any outstanding comments from the Township staff, Township Engineer, and Cumberland County Planning Department review letters. Staff suggests that condition of plan approval be based on the applicant providing the financial security to the Township before the plan can be recorded. Staff suggests that a condition of plan approval be based on the applicant and Township agreeing on a Stormwater Facilities Operations and Maintenance Agreement before the plan will be recorded. Staff suggests that a condition of plan approval be based on the applicant providing the driveway approval letter from PENNDOT. Staff suggests that a condition of plan approval be based on an approval or waiver of this plan by the Penn Township Board of Supervisors. Staff suggests that a condition of plan

approval be based on the applicant paying in full all administrative fees, inclusive of application fees, plan review and inspection charges within sixty (60) days following the date of written notice from the Township of any administrative fees. Final plans will not be signed or released for recording until all administration fees are paid in full. The motion was seconded by Elizabeth Grant and passed unanimously.

There was a brief discussion on the fees associated with Chapter 178-54 and there was a consensus among the Planning Commission Members to add this topic to the agenda Planning Commission meeting. Zoning/Codes Officer Kelso will provide them with a copy of the ordinance for review.

NEW BUSINESS: None

ZONING OFFICER'S REPORT: None

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

PARK & REC LIAISON REPORT: Zoning/Codes Officer Kelso gave an update on the Streambank Restoration and Vegetative Management Grant. He explained the trout habitat structure have been put in, and a contractor will be coming in to plant trees within the coming weeks.

Beth Kikla questioned if the Township had a plan to spray for the lantern flies? Zoning/Codes Officer Kelso explained we do not have a licensed sprayer in house and would need to contract out.

Elizabeth Grant asked if there had been any updates on the mill? Zoning/Codes Officer Kelso stated that C.S. Davidson had come in to do an inspection but had to stop because of safety concerns. C.S. Davidson noted it would cost \$100,000 to fortify in order to complete the inspection.

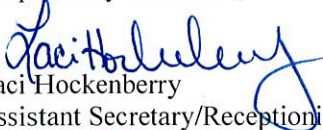
SUPERVISOR LIAISON REPORT: Bob Line encouraged the Planning Commission members to attend the meeting scheduled for November 15, 2022 at 5pm on budget discussions.

OLD BUSINESS: None

ADJOURNMENT

Nathan Merkel motioned to adjourn the meeting at 7:12PM. The motion was seconded by Elizabeth Grant and passed unanimously.

Respectfully submitted,


Laci Hockenberry
Assistant Secretary/Receptionist

