



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

## BOARD OF SUPERVISORS MEETING June 19, 2023

**PRESENT:** LORELEI COPLIN, ROBERT LINE, III, ROB KOLE - SUPERVISORS; Larry Barrick, Manager; Marjorie Bear, Assistant Manager/Secretary/Treasurer; Glenn Kelso, Zoning & Codes Enforcement Officer/Public Works Director; Brandon Brookens, Assistant Zoning & Codes Enforcement Officer, Christian Miller, Solicitor.

**ABSENT:** Jason Reichard, Engineer

**VISITORS:** Mike Wadel, Drew Nickel

### **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Chairwoman Coplen called the meeting to order at 6:00 P.M. The Pledge of Allegiance was recited by those present.

### **OPENING ANNOUNCEMENTS**

- The DTWP Park and Recreation Board is seeking a volunteer to serve on their Board. Please contact the Township Office at (717) 486-7424 if you are interested in serving.

### **APPROVAL OF AGENDA**

Manager Barrick requested to add New Business #3 which is a Well Isolation Distance Exemption Agreement for 349 Richland Road.

A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the agenda as amended.

### **APPROVAL OF MINUTES**

A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the May 15, 2023 minutes.

### **CONSENT AGENDA**

A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to ratify the bills for June 1, 2023.

A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the bills for June 19, 2023.

### **CHAIRPERSON'S REPORT**

Chairwoman Coplen mentioned the Juneteenth holiday today, which is a federal holiday and asked for this day to be added to the list of holidays for 2024 to be considered, as well as Martin Luther King Day. The Board must consider how many paid holidays will be permitted for the new year. Vice Chairman Line mentioned Juneteenth is also a state holiday.

**EMERGENCY SERVICES REPORT** Report provided.

Manager Barrick spoke to Charlie Wescott today who suggested the burn ban remain in effect until we get additional rain.

**GENERAL PUBLIC INPUT:** (non-agenda items) None

**PUBLIC HEARINGS** None

**PLAN REVIEW/CONDITIONAL USE HEARINGS**

*1. Clarendon lots 17, 18, 19 Final Subdivision Plan (Deadline – September 12, 2023)*

Mike Wadel was present and said this is a plan to consolidate three existing lots located along Burnt House and Lindenwood Roads. It will be a total of 4.4 acres when combined. There are two waiver requests.

Waivers:

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the modification of Chapter 178-18.D of the SALDO.**

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the modification of Chapter 178-55 of the SALDO.**

Plan

**A motion was made by Chairwoman Coplen and seconded by Supervisor Kole and unanimously passed to approve the Clarendon Lots 17, 18, 19 Final Subdivision Plan with the conditions outlined in the staff memorandum dated June 19, 2023.**

*2. Gerald and Nina Nickel Final Subdivision Plan (Deadline – September 12, 2023)*

Mike Wadel was present and said this plan is 135 acres on Cold Springs Road to consolidate three tracts of land and then to create a 19 acre building lot that will have a private right-of-way access. There are three waiver requests.

Waivers:

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the modification of Chapter 178-18.B.1 of the SALDO.**

**A motion was made by Chairwoman Coplen and seconded by Supervisor Kole and unanimously passed to approve the modification of Chapter 178-45.A.7 of the SALDO.**

**A motion was made by Chairwoman Coplen and seconded by Supervisor Kole and unanimously passed to approve the modification of Chapter 178-51.B of the SALDO.**

Plan:

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the Gerald and Nina Nickel Final Subdivision Plan with the conditions outlined in the staff memorandum dated June 19, 2023.**

Supervisor Kole questioned the right-of-way and Solicitor Miller said it runs with the property in perpetuity for the easement and maintenance, and is recorded with the plan.

**NEW BUSINESS**

*1. Resolution 2023-09 for a Component 2 Sewage Planning Module for Nickel.*

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve Resolution 2023-09 to send the Component 2 Sewage Planning Module for Nickel to DEP.**

2. Application for Payment #3 (Final) of the Peach Glen Road Bridge Project.

A motion was made by Chairwoman Coplen and seconded by Supervisor Kole and unanimously passed to approve Payment #3 (Final) of the Peach Glen Road Bridge Project in the amount of \$6,236.00.

3. Well Isolation Distance Exemption Agreement for 349 Richland Road

A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and unanimously passed to approve the Well Isolation Distance Exemption Agreement for 349 Richland Road.

MANAGER'S REPORT Nothing additional to report

ASSISTANT MANAGER'S REPORT Nothing additional to report

TREASURER'S REPORT Nothing additional to report

ZONING OFFICER'S REPORT

Vice Chairman Line questioned how many mobile homes constitute a mobile home park, and Zoning/Codes Enforcement Officer Kelso said he would check on that. The Township has three existing mobile home parks, and he and Assistant Zoning/Codes Enforcement Officer Brookens are working on updating the information as to who lives in each unit, names of the parks, and issuing individual street addresses for each location. They are working with Cumberland County and Penn Township on the addressing portion and correspondence is being provided to the residents for input so all changes can be made and put into effect in October. Chairwoman Coplen mentioned most mobile home parks pre-date the zoning ordinance.

PUBLIC WORKS DIRECTOR'S REPORT

Public Works Director Kelso requested to purchase a used power rake attachment for the skid loader for the price of \$6,900.00, which is half the price of a new unit. The Board requested additional information on how much it could save the Township in renting equipment and man hours. A straw poll vote can be taken and ratified at a later date if delaying the decision would result in losing out on the opportunity of purchasing the rake. This matter was tabled until the next meeting.

ENGINEER'S REPORT Nothing additional to report

SOLICITOR'S REPORT Nothing additional to report

SUPERVISOR'S REPORT Nothing additional to report

OLD BUSINESS

1. Food Processing Residuals (FPRs) and Biosolids update Nothing new to report.

2. Park & Rec and Carlisle School District vacant lot discussion Nothing new to report.

3. Future of Barnitz Mill Discussion

There was a news article about a group who may be interested in the mill and a liability release form has been worked on. The group has not approached the Township about an onsite meeting yet. A Right-to-Know request for old documents and studies from the 1990's was provided.

4. Trash Hauler Issues Zoning/Codes Enforcement Officer Kelso and Assistant Zoning/Codes Enforcement Officer Brookens are working on updating a list of residents who do not have trash services. There are a number of vacant and seasonal properties that have requested exemptions.

5. Budget Chairwoman Coplen requested an executive session at the next meeting to discuss personnel pay, which is the first thing to tackle for next years budget. She also suggested using the first meeting of the month as a workshop to start the budget review process and to consider all tax options early to allow time to get them put into place if needed.

The Board agreed not to hold the July 3, 2023 scheduled meeting, unless an item of business comes up between now and then. A final decision will be made closer to the date.

Supervisor Kole requested clarification of an email he received concerning the Thomas matter and the zoning process that they experienced. He expressed the importance of communication and helping customers and residents and making the process as easy as possible. He also suggested following up with a survey of customer satisfaction after each application to make sure everything is being done to be as helpful as possible or to improve the process if possible. Manager Barrick provided some background information concerning the Thomas matter, and that staff does everything to accommodate the applicants. There are many rules and reviews and regulations throughout the process, especially for a variance that does take time. Solicitor Miller said the Zoning Hearing Board is a separate entity and no one is ever happy with the process. Applications for zoning, building, driveways, etc. is different than processing a Zoning Hearing Board request. Zoning/Codes Enforcement Officer Kelso added that 99.9% of the people who come through the Township process are never heard from. The staff tries to be very user friendly and goes to the limit to be helpful without actually guiding the applicant. Vice Chairman Line mentioned anyone who sends a complaint email on Father's Day will never be satisfied. He expressed that staff is doing a wonderful job and the return rate is great. He just visited an island on vacation that takes a year for a permit process to be completed. The Township must be careful with variance requests and waivers from zoning requirements.

**ADJOURNMENT**

**A motion was made by Chairwoman Coplen and seconded by Vice Chairman Line and passed unanimously to adjourn at 6:52 PM.**

Respectfully submitted,



Marjorie E. Bear  
Asst Manager/Secretary/Treasurer

