



Dickinson Township
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PLANNING COMMISSION MEETING June 14, 2023

PRESENT: EARL BOCK, ELIZABETH GRANT, JUSTIN SMITH, ROBERT LINE III (via phone), MEMBERS; Glenn Kelso Jr, Zoning/Codes Officer; Brandon Brookens, Assistant Zoning/Codes Officer, Laci Hockenberry; Assistant Secretary/Receptionist.

ABSENT: Beth Kikla, Kenwood Giffhorn, Nathan Merkel, Christian Miller, Jason Reichard,

VISITORS: Mike Wadel, Drew Nickel

CALL TO ORDER

The meeting was called to order at 6:19 PM by Chairman Bock.

PLEDGE OF ALLEGIANCE – Those present recited the Pledge of Allegiance.

OPENING ANNOUNCEMENTS: None

APPROVAL OF AGENDA

A motion was made by Justin Smith and seconded by Chairman Bock and unanimously passed to approve the agenda.

APPROVAL OF MINUTES

A motion was made by Vice Chairwoman Grant and seconded by Justin Smith and unanimously passed to approve the November 9, 2022 minutes.

CHAIRPERSON'S COMMENTS:

PUBLIC INPUT: None.

REVIEW OF PLANS:

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

Mike Wadel from Wadel – Mell Inc. was present and explained that the plan proposes a consolidation of the three lots creating a new 4.4-acre lot on the southern side of Linden Dr West and Burnt House Rd. The applicant is requesting two waivers. The first is a modification of Chapter 178-18.D. of the SALDO, which requires plans to identify existing features located within 200 feet of the subject property. The second is a modification of Chapter 178-55 of the SALDO, which requires plans to provide a carbonate assessment of the area.

Zoning/Codes Officer Kelso addressed his comments stating that the Township concurs with the waivers being requested. Mr. Kelso said that most of the comments are minor, in addition the Township would like to request the driveway to be specifically referenced to come off of Linden Dr West on the plan. Mr. Wadel agreed and had no issues with the outstanding comments.

Elizabeth Grant stated that Cumberland County also only had minor comments but did ask if street trees would be a provision? Zoning/Codes Officer Kelso stated this would not be required on this plan since it is existing and not a new lot.

A motion was made by Elizabeth Grant for the request of a modification to Chapter 178-18.D of the SALDO, which requires plans to identify existing features located within 200 feet of the subject property. The motion was seconded by Earl Bock and passed unanimously.

A motion was made by Justin Smith for the request of a modification of Chapter 178-55 of the SALDO, which requires plans to provide a carbonate assessment of the area. The motion was seconded by Elizabeth Grant and passed unanimously.

Earl Bock motioned to forward the Final Subdivision Plan for Clarendon lots 17, 18 & 19 to the Board of Supervisors for approval, Elizabeth Grant seconded, and it passed unanimously with the following staff recommendations. Staff suggests that a condition of plan approval be based on the applicant adhering to any outstanding comments from the Township staff, the Township Engineer, and the Cumberland County Planning Department review letters. Staff suggests that a condition of plan approval be based on the applicant providing a final deed of consolidation for the properties. Staff suggests that a condition of plan approval be based on the applicant paying in full all administration 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 administration fees. Final plans will not be signed or released for recording until all administration fees are paid in full.

Gerald & Nina Nickel Final Subdivision Plan Deadline – September 12, 2023)

Mike Wadel from Wadel-Mell Inc gave a brief overview of the plan, explaining that the applicant owns 115 Cold Springs Rd. The property is currently a 135-acre property, but it is on 3 separate tracts on the deed. The owner is proposing to consolidate the tracts into one lot, and then subdivide a 19-acre lot off of the Northwestern corner of the property. The new lot will be a residential building lot served by an on-lot well and sewage module.

Zoning/Codes Officer Kelso addressed the following comments; noting the scale on the cover page would require a waiver or would need to be adjusted, the right of way maintenance agreement for the existing drive, the payment of the park and Recreation fee for creating a buildable lot, the steep slope delineation, the Ag Nuisance Disclaimer will need to be added and the setbacks will need to be adjusted for a single-family dwelling. Mike Wadel gave a verbal request for the modification of Chapter 178-18.B.1, which requires plans to be clearly and legibly drawn at a typical civil engineering scale. Mr. Wadel will follow up with a written request.

Elizabeth Grant discussed comments from Cumberland County inquiring about survey monuments and markers dedication, and the PA Natural Diversity Inventory. Mr. Wadel said he believes a full survey is only required if the residual is over 10 acres, they will verify and address accordingly. Mr. Wadel explained they have received clearance from the PA Fish and Boat Commission and DCNR and had a wetland delineation done and there is not one on the lot or within 300 feet of the lot.

Justin Smith suggested that since the existing lot (Lot #1) is the 115 Cold Springs Rd address it would be best practice to address the new unnamed driveway for the proposed new lot (Lot #2). Zoning/Codes Officer Kelso agreed that this should be noted.

A motion was made by Justin Smith for the request of a modification of Chapter 178-18.B1 of the SALDO, which requires plans to be clearly and legibly drawn at a typical civil engineering scale. The motion was seconded by Elizabeth Grant and passed unanimously.

Chairman Bock motioned to forward the Final Subdivision Plan for Gerald & Nina Nickle to the Board of Supervisors for approval, Justin Smith seconded, and it passed unanimously with the following staff recommendations. Staff suggests that a condition of plan approval be based on the applicant adhering to any outstanding comments from the Township staff, the Township Engineer, and the Cumberland County Planning Department review letters. Staff suggests that a condition of plan approval be based on the applicant providing the Township with a revised Access maintenance agreement adding the new owners. Staff suggests that a condition of

plan approval be based on the applicant providing a final deed of consolidation for the properties being merged together. Staff suggests that a condition of plan approval be based on the applicant paying in full all administration 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 administration fees. Final plans will not be signed or released for recording until all administration fees are paid in full.

Gerald & Nina Nickel Sewage Planning Module

Zoning/Codes Officer Kelso explained the Township SEO and Township has signed off and the County has provided their comments on the module.

Elizabeth Grant motioned to forward the Sewage Planning Module for Gerald & Nina Nickle to the Board of Supervisors for approval, Chairman Bock seconded, and it passed unanimously

NEW BUSINESS: Brandon Brookens introduced himself as the new Assistant Zoning/Codes Officer.

ZONING OFFICER'S REPORT: None

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

PARK & REC LIAISON REPORT:

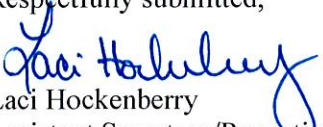
SUPERVISOR LIAISON REPORT:

OLD BUSINESS:

ADJOURNMENT

Justin Smith motioned to adjourn the meeting at 6:44 PM. The motion was seconded by Elizabeth Grant and passed unanimously.

Respectfully submitted,


Laci Hockenberry
Assistant Secretary/Receptionist

