



Dickinson Township  
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## PLANNING COMMISSION MEETING October 11, 2023

**PRESENT:** ELIZABETH GRANT, JUSTIN SMITH, ROBERT LINE III, BETH KIKLA, KENWOOD GIFFHORN, NATHAN MERKEL, MEMBERS; Glenn Kelso Jr, Zoning/Codes Officer; Brandon Brookens, Assistant Zoning/Codes Officer, Laci Hockenberry; Assistant Secretary/Receptionist.

**ABSENT:** Earl Bock, Christian Miller, Jason Reichard,

**VISITORS:** Mike Wadel

### **CALL TO ORDER**

The meeting was called to order at 6:05 PM by Vice Chairwoman Grant.

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

**OPENING ANNOUNCEMENTS:** None

### **APPROVAL OF AGENDA**

Beth Kikla made a motion to add the Park and Rec fee discussion on as old business to set a precedence for how fees are to be handled on future plans. The motion was seconded by Nathan Merkel and unanimously passed to amend the agenda.

A motion was made by Kenwood Giffhorn and seconded by Nathan Merkel and unanimously passed to approve the agenda as amended.

### **APPROVAL OF MINUTES**

A motion was made by Justin Smith and seconded by Nathan Merkel and passed by majority vote to approve the June 14, 2023 regular meeting minutes. Beth Kikla abstained.

A motion was made by Justin Smith and seconded by Nathan Merkel and passed by majority vote to approve the June 14, 2023 organization meeting minutes. Beth Kikla abstained.

### **CHAIRPERSON'S COMMENTS:**

**PUBLIC INPUT:** None.

### **REVIEW OF PLANS:**

#### **Ronald F Kuhn II Final Subdivision Plan**

Mike Wadel from Wadel – Mell Inc. was present and explained that the plan proposes the consolidation of three adjoining lots located at 188 Cold Springs Rd. Once consolidated it would create a 3.82-acre lot. 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.

Vice Chairwoman Grant addressed the county's comments citing their request to identify the riparian buffer and wetlands buffer and the agricultural nuisance disclaimer. Mike Wadel concurred and noted they would identify the buffers and include the agricultural nuisance disclaimer.

A motion was made by Beth Kikla for the request for 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 Nathan Merkel and passed unanimously.

A motion was made by Nathan Merkel 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 Beth Kikla and passed unanimously.

Beth Kikla motioned to forward the Ronal F Kuhn II Final Subdivision Plan to the Board of Supervisors for approval, Kenwood Giffhorn 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.

**NEW BUSINESS:** None

**ZONING OFFICER'S REPORT:** Zoning/Codes Officer Kelso noted that Brandon Brookens who is the Assistant Zoning/Codes Officer will be taking over the Zoning/Codes Officer position at the beginning of year. Assistant Zoning/Codes Officer Brookens said he looks forward to working with the Planning Commission.

**SOLICITOR'S REPORT:**

**ENGINEER'S REPORT:**

**PARK & REC LIAISON REPORT:** Zoning/Codes Officer Kelso gave a brief update on Barnitz mill and explained the Township recently met with some experts in the field and the Friends of Barnitz group on how to move forward with the mill. Beth Kikla questioned if this includes the options that the Township had discussed previously? Zoning/Codes Officer Kelso explained that at this time all options are still on the table. Vice Chairwoman Grant who is a member of the Friends of Barnitz group gave a brief explanation of what the group and the goal they are working towards. The group is in its organizational stage and at this time there is no funding source, but they are interested in working with the Township to look at grant options.

Zoning/Codes Officer Kelso noted the Township has received a grant for park improvements. There are two phases to the grant, the first phase was to pave the walking trail at Lindenwood and has been completed. The next phase will be a walkway that mimics the mill race through Stuart Park.

The Planning Commission was interested in receiving updates and discussed the option of holding meetings for discussions on the subject of the mill. Bob Line stated it depends on the plan, if it is in the current use of the property there would be no planning commission review required. He encourages the PC members to attend the Board of Supervisors meeting to provide their input. Zoning/Codes Officer Kelso said that as the plan moves forward staff will keep the Planning Commission informed of the progress and hold discussion accordingly. Nathan Merkel said he would love to see the mill restored; however, it comes down to where does that money come from. He noted that in 2018 the Park and Recreation Board did a walk through, and the mill was not in good shape at that time. He believes that the longer it sits and deteriorates it will get to a point of no return which is approaching very quickly. Elizabeth Grant explained they have been working with the State Historic Preservation office and have done some research on the previous history of the mill. There was an eligibility determination for the national register however, since that time it is no longer eligible, but the Friends of Barnitz are working on an application to reapply for that eligibility.

**SUPERVISOR LIAISON REPORT:**

Robert Line noted that there is vacancies on the park and recreation board and encourages anyone who is interested to join. Robert Line also informed PC that we are in budget season and our next meeting will be held on Monday, October 16, 2023.

## **OLD BUSINESS:**

### **Park & Rec Fee Discussion & Direction**

Beth Kikla explained the Planning Commission self-tasked themselves to review the policy of the park and rec fees. She suggested we look at our current ordinance and review policies that our neighboring Townships have to compare and how they determine their fees. Justin Smith would like to review the documentation from the Newswanger Subdivision Plan. He believes moving forward a decision should be made on if that is a fixed precedence or if there needs to be a review of the ordinance. Nathan Merkel agreed with Justin's comment noting that the reason the Planning Commission agreed to the waiver request was because if not granted, the financial aspect would not have allowed the plan to happen.

Justin Smith mentioned comparing the most recent Ag plan and non-agriculture plans. If we are carving out an exception, we should compare it to what should not get an exception. Beth Kikla stated based on the finding of the review of our existing policy the PC can establish how to set precedence or assess each situation.

Zoning/Codes Officer Kelso informed the board that there is no policy it is straight out of the SALDO and is based per acre which then refers to the fee schedule that is passed every January. Zoning/Codes Officer Kelso and staff will provide the Planning Commission with the documentation requested so they can review for next month's PC meeting to further discussion.

## **ADJOURNMENT**

**Kenwood Giffhorn motioned to adjourn the meeting at 6:51 PM The motion was seconded by Beth Kikla and passed unanimously.**

Respectfully submitted,

Laci Hockenberry  
Assistant Secretary/Receptionist