



Dickinson Township
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PLANNING COMMISSION MEETING MINUTES March 13, 2024

PRESENT: BETH KIKLA, NATHAN MERKEL, ELIZABETH GRANT, JUSTIN SMITH, ROBERT LINE
MEMBERS; Brandon Brookens, Zoning/Codes Officer, Laci Hockenberry; Receptionist/Assistant Secretary/Treasurer,
Matthew Boyer; Solicitor

ABSENT: Kenwood Giffhorn, Jason Reichard

VISITORS: Mike Wadel, Larry Barrick Jr., Sharon McLaughlin, Bryan McLaughlin, Chris Hinkle, Alija Sejmenovic

CALL TO ORDER

The meeting was called to order at 6:03PM by Chairperson Grant.

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

OPENING ANNOUNCEMENTS: Solicitor Boyer noted that he has reviewed and conferred with other members of the law firm. They do not believe that there is any liability concern for the Township because they do not see any exception to the political subdivision for claims act. He explained that it appears on the plan that the parking requirements have been met and therefore, there would be no need for overflow parking. The applicant has removed the overflow parking agreement from the plan. Solicitor Boyer stated that if the PC would decide to recommend forwarding the plan to the Board of Supervisors with the caveat that the plan would not extend to any third-party overflow parking agreement, he would be comfortable with that.

APPROVAL OF AGENDA

Robert Line asked to remove New Business Item No. 1 for the consideration of the new Planning Commission member. He believes this is a better practice for the Board of Supervisors to make. After a brief discussion the Planning Commission agreed to remove new business item number one. The motion was made by Nathan Merkel and seconded by Beth Kikla and unanimously passed to approve the agenda as amended.

APPROVAL OF MINUTES

A motion was made by Vice Chairman Smith and seconded by Nathan Merkel and unanimously passed to approve the November 8, 2023, minutes.

CHAIRPERSON'S COMMENTS: None

PUBLIC INPUT: None

REVIEW OF PLANS:

Final Land Development plan for Bosniaks Islamic Cultural Center of Carlisle

Mike Wadel from Wadel Mell was present and gave a summary of the plan that is located at 648 Alexander Spring Rd. The plan proposes an addition to the existing cultural center and a slight parking expansion. There is one waiver being requested for section 178-55 of the SALDO, which is a requirement for a carbonate assessment. The overflow parking agreement has been addressed and removed from the plan. Mike Wadel addressed the outstanding comments from the

February 13, 2024, C.S. Davidson letter. The three items to be addressed are as follows; a lighting plan which has been submitted, the relocation of the handicap parking sign that has been relocated as requested, and a bonding estimate, that has been prepared and submitted.

Vice Chairman Smith noted that the stormwater management would not be altered. Mike Wadel explained they would be taking the existing basin and adding 3 inches to the berm. Mike Wadel noted that the original design was for a 1ft depth, but the actual berm created was only 7- or 8-inches. The plan being submitted will bring this up to 15 inches, which will be 3 inches over the previous design. The existing infiltration system will remain undisturbed.

Chairwoman Grant questioned if Chapter 178-40A1 of the SALDO regarding a sidewalk provision in the Mixed-Use zone should be an additional waiver request?

Mike Wadel agreed that he could offer a verbal waiver request and then would provide the Township with a formal waiver request in writing.

Zoning/Codes Officer Brookens suggested that the waiver note on the plan that for any future improvements a sidewalk would be constructed. He explained since there is not one there now it doesn't make sense to construct a sidewalk but for future construction on adjacent properties that an agreement should be made to continue that.

A motion was made by Beth Kikla 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 Robert Line and passed unanimously.

Nathan Merkle motioned to grant the verbal waiver request of a modification of Chapter 178-40A1 of the SALDO, which requires that a sidewalk shall be provided on all street frontages in the Mixed-Use Zone, with the condition that a note is placed on the plan set as discussed in the meeting. The motion was seconded by Vice Chairman Smith and passed unanimously.

Nathan Merkel motioned to forward the Final Land Development Plan for the Bosniaks Islamic Cultural Center of Carlisle to the Board of Supervisors for approval with the condition that it does not extend to any overflow parking areas beyond identified on the plan set, Beth Kikla 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 Departments review letters; that a condition of plan approval be based on the applicant paying the park and recreation fee; that a condition of plan approval be based on the applicant providing the financial security to the Township; 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.

Final Subdivision Plan for Maceiko & Anderson

Chris Hinkle from Burgett & Associates was present to give an overview of the plan that is located at the intersection Stonehouse Rd and Ritner Highway on lots 7, 4 & 5. Mr. Hinkle explained lots 7 and 4 are owned by Maceiko, which are on a single deed with two separate tracts. The neighboring property, Lot 5 is owned by Anderson. The proposal is to join the existing lots 7 and 4 and subdivide a small portion of lot 4 and combine it to lot 5. The plan would be a lot line adjustment and a consolidation of the existing lots. There are no physicals changes or improvements being made to the properties. Mr. Hinkle addressed the comments provided by Cumberland County Planning, the Township staff, and C.S. Davidson and stated that all have been reviewed and the changes have been made as requested. Due to the simplicity of the plan and no physical feature changes they are requesting the following waivers: 178-18D that requires a plan to identify existing features on or within 200ft of the subject property, and 178-18B2 that designates the sheet size and requires a two-sheet minimum to show the existing conditions and the proposed conditions of the property.

A motion was made by Nathan Merkel for the request of a modification of Chapter 178-18D of the SALDO, which requires plans to identify existing features on or within 200 ft of the subject property. The motion was seconded by Beth Kikla and passed unanimously.

A motion was made by Nathan Merkel for the request of a modification of Chapter 178-18B2 of the SALDO, which designates the sheet size and requires a two-sheet minimum to show the existing and proposed conditions of the property. The motion was seconded by Vice Chairman Smith and passed unanimously.

Nathan Merkel motioned to forward the Final Subdivision plan for Maceiko & Anderson to the Board of Supervisors for approval Vice Chairman 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 Departments 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: None

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

PARK & REC LIAISON REPORT: Manager Barrick gave a brief update on Park and Rec happenings. He stated that Public Works Director Kelso attended the Park and Rec meeting to establish a direction for future development & planning. The public works crew will be finishing up the trail extension that was part of the master plan using money from a grant the Township has received. They will also be installing a sign that documents the history of the stream bank and native plant restorations. Founders Day Flea Market is scheduled for April, and they will be offering a nature trail walk at Lindenwood at that time. There was a brief discussion on using the designated PC email account provided by the Township versus individual email accounts, after discussing the board agreed to make a recommendation to the Board of Supervisors to disband the Planning Commission email.

SUPERVISOR LIAISON REPORT: Supervisor Line informed the Planning Commission that there is a higher level of movement happening with FPRs and encourages people to attend the Board of Supervisors to stay up to date on the issue. He also explained that the first Board of Supervisors meeting of each month will be used as a workshops for discussion on upcoming Township business and he encourages Township residents to attend and provide their input.

OLD BUSINESS: None

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 6:55 PM. The motion was seconded by Robert Line and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist