



Dickinson Township
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PLANNING COMMISSION MEETING MINUTES May 8, 2024

PRESENT: BETH KIKLA, ELIZABETH GRANT, ROBERT LINE, KENWOOD GIFFHORN MEMBERS;
Glenn Kelso Jr, Zoning/Codes Officer, Laci Hockenberry; Receptionist/Assistant Secretary/Treasurer,

ABSENT: Nathan Merkel, Justin Smith, Matthew Boyer, Jason Reichard

VISITORS: Efthimios Panagos, Joshua Mell, Jody Williford

CALL TO ORDER

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

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

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.

The DTWP Zoning Hearing Board is seeking volunteers to serve on their Board as Alternate Members. Please contact the Township Office at (717) 486-7424 if you are interested in serving.

APPROVAL OF AGENDA

A motion was made by Robert Line and seconded by Beth Kikla and unanimously passed for approval of the agenda.

APPROVAL OF MINUTES

A motion was made by Robert Line and seconded by Beth Kikla and unanimously passed to approve the March 13, 2024, organization meeting minutes.

A motion was made by Kenwood Giffhorn and seconded by Robert Line and unanimously passed to approve the March 13, 2024, regular meeting minutes.

CHAIRPERSON'S COMMENTS: Chairwoman Grant explained that the Planning Commission was tasked with consideration of two applicants interested in joining the board. She explained a Planning Commission subcommittee that consisted of Chairwoman Grant, Nathan Merkel & Kenwood Giffhorn conducted two interviews for the vacant position. The committee is pleased to make the recommendation of Mark Hockley, who has great experience and seems to have a good understanding of what the role entails and a spirit of collaboration. The Board of Supervisors will vote on Monday, May 13, 2024 to appoint Mr. Hockley to the Planning Commission.

PUBLIC INPUT: Jody Williford was present and expressed some concerns over FPRs. Robert Line explained that DEP currently is the one who regulates them, but the FPR coalition that the township has joined is trying to change how it is regulated. Robert Line encouraged everyone to attend the Board of Supervisors meetings to stay informed on the FPR's and provide comments

REVIEW OF PLANS:

Efthimios G Panagos 801 Sandbank Road Final Subdivision Plan

Joshua Mell from Wadel Mell was present and explained that the plan is a reconfiguration of lots. The owner is looking to subdivide 2 ¾ acres from existing lot 1 and add that to the existing lot 2. They would also then subdivide 1 ¾ acres from existing lot 2 and add it to existing lot 1. The plan will consolidate Lots 2 and 2A into an 8.68-acre lot with no Improvements. Lots 1 and 1A will also be consolidated to create a residential lot. One waiver is being requested for a modification of Chapter 178-55 of the SALDO, which requires plans to provide a carbonate assessment of the area. Chairwoman Grant asked for clarification on the sewage disposal areas with the reconfiguration. The plan notes a primary and secondary area on lots 1 and 1A and wonders what the provisions and the backup for the consolidated lots 2 and 2A are? Mr. Panagos explained that the systems are switched every 2 to 3 years to ensure that the land does not get overly saturated. Mr. Mell stated that they are going based off of the recommendations of the Township SEO and it has been determined to be sufficient. Robert Line questioned if the additional land to the west would be capable of a future sand mound if there were ever a problem to arise with the other two? Mr. Panagos explained that the original property line came across both of the sand mounds so they reconfigured the lots so that there would be more room if one of the systems failed. In order to be able to subdivide the other parcel of land they had to reconfigure the lots. Zoning/Codes Officer Kelso addressed his comments dated May 8, 2024, the comments were minor, and staff suggests recommending approval. **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.**

Beth Kikla motioned to forward the Efthimios G Panagos 801 Sandbank Road 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 approval be based on the applicant paying the park and recreation fee of \$800.00 before the plan is recorded. 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.

Efthimios G Panagos 801 Sandbank Road Sewage Planning Module

Beth Kikla motioned to forward the Efthimios G Panagos 801 Sandbank Road Sewage Planning Module to the Board of Supervisors for approval, Robert Line seconded, and it passed unanimously.

NEW BUSINESS: None

ZONING OFFICER'S REPORT: Zoning/Codes Officer Kelso informed the Planning Commission that the Township has conducted interviews for a new Zoning/Codes officer and hopes to have someone chosen by the end of the week. He also noted that the ASA is on the schedule for next month's meeting.

SOLICITOR'S REPORT: None

ENGINEER'S REPORT: None

PARK & REC LIAISON REPORT: Zoning/Codes officer Kelso noted they completed the trails project, and the Township will be submitting for reimbursement. Lindenwood park is currently on hold until a decision has been made on the joint venture parking lot that is used for overflow parking at the school. The April 20, 2024 Founder's Day event was well attended

SUPERVISOR LIAISON REPORT: Robert Line informed the PC that the Board of Supervisors will hold a special meeting on Monday, May 13, 2024 at 5:00pm. It will be used to discuss the Township Manager, the trash contract, and the Fund transfer. He encourages PC members and residents to attend the Board of Supervisors meetings.

OLD BUSINESS: None

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 6:40 PM. The motion was seconded by Robert Line and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Assistant Secretary/Receptionist