

DTPC MINUTES

Dickinson Township Planning Commission

October 9, 2024 Dickinson Township Meeting Room
6:00 pm

Attendance

Commission Members:

Chairwoman, Elizabeth Grant, Vice Chairman, Justin Smith, Secretary, Beth Kikla, Nathan Merkel, Robert "Bob" Line, Kenwood Giffhorn

Staff:

Public Works Director, Glenn Kelso, Receptionist/Asst Secretary/Treasurer, Laci Hockenberry, Zoning/Codes Officer, Abigail Miller, Solicitor Matthew Boyer

Absent:

Mark Hockley, Jason Reichard

Visitors:

Chris Champi

CALL TO ORDER

The October 9, 2024 Dickinson Township Planning Commission meeting was called to order at 6:00 by Chairman Grant followed by Roll Call and the Pledge of Allegiance

OPENING ANNOUNCEMENTS

The DTWP Zoning Hearing Board is seeking an alternate member to serve on their Board. Please contact the Township office at (717)486-7424 if you are interested in serving.

AGENDA APPROVAL

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

APPROVAL OF MINUTES

Chairwoman Grant noted the following changes;

- On page 2, the second paragraph where the minutes read "The properties viability and feasible future is" add the words for agriculture.
- On page 2, third paragraph bought is missing the "t".
- Additional clarification was requested to be added during the discussion on FPRs and she would like to make an additional statement. There was a discussion about the difference between what was said at the meetings versus what was meant to be said and if a clarification statement should be added to the minutes. The altered statement will be reflected in Old Business.

A motion was made by Nathan Merkel with the understanding that clarifications from the Planning Commissions June 12, 2024 Meeting will be discussed in the Old Business portion of tonight's meeting minutes. The motion was seconded by Beth Kikla and unanimously passed to approve the June 12, 2024 meeting minutes as amended.

CHAIRPERSON'S REPORT

Chairwoman Grant presented the Planning Commission with a slide show update on the Cumberland County Comprehensive Plan that is now out for review and public comment until October 26, 2024. She encouraged the Planning Commission to visit the Cumberland County Planning Department website at www.cumberlandcountypa.gov/120/Planning-Department to review the plan and provide comments. The board briefly discussed the plan and how it aligns with our own municipalities Comprehensive plan.

There was a brief discussion on the upcoming ASA 7-year review. Zoning/Codes Officer Miller explained that the process will begin in January and Township Staff will do the first part of the review followed by the ASA Advisory Committee, the Planning Commission and final approval will be done by the Board of Supervisors. She plans to submit a memo to the Board of Supervisors at the October 21, 2024 meeting to ensure this plan of action.

Robert Line expressed concern that by reviewing this it seems like the only option is to take things out of the ASA because the other direction is a different process. He is concerned that with the last experience with the ASA that we may be opening a can of worms to take things out again. He questioned Chairwoman Grant if a farm is in Ag preservation can the ASA be removed from that farm. Chairwoman Grant was unsure but stated that it is a questions worth asking. The review period is a time to accept new applications and contact the landowners currently in the ASA. She noted that it is a period for record clean up, additions and removals.

PUBLIC COMMENT - None

PLAN REVIEW

Preliminary/Final Subdivision Plan for Heishman Wronski – Linden Drive

Chris Champi from FSA was present to explain the plan which deals with 4 parcels that are owned by the Heishman's and the Wronski's. The Wronski's are located at 244 Burnt House Rd, which is the larger of the 4 parcels being discussed. The other 3 parcels are uninhabited and are fronted by Linden Drive West. Two of the parcels are owned by the Heishman's which are located on the southern portion of the plan at the intersection of Bradford & Linden Drive West. The middle parcel is also owned by the Wronski's and is to be subdivided with a portion of the parcel being retained and combined with the 244 Burnt House Rd property. The remaining portion that fronts onto Linden Drive West will be attached to the parcels owned by the Heishman's. Mr. Champi explained that in essence they will be taking the 4 parcels and combining them to create 2 larger parcels. FSA received comments from Township Staff, Cumberland County Planning Department and C.S. Davidson, saying that they agree with the comments that were made and will address them. Mr. Champi is requesting a recommendation to forward the plan onto the Board of Supervisor's for approval. There are no waivers being requested.

Beth Kikla inquired if staff felt the plan was complete enough to forward onto the Board of Supervisors due to the amount of comments from staff review? Public Works Director Kelso explained that staff looks at what type of items are still outstanding and since these are all clerical and more minor details that staff felt it would be ok to go through. Mr. Champi explained that they will provide a clean copy of the plan when presenting it to the Board of Supervisors.

Chairwoman Grant questioned the comment on the carbonate assessment because it requires anything that would be defined or identified to be addressed. Mr. Champi explained that they will be addressing the comment but there is nothing foreseeable as it was previously subdivided and was approved in its current state.

Vice Chairman Smith noted that the entire subdivision is hilly compared to others, so it makes it challenging for construction placement. From that point of view, he believes it makes sense to consolidate these parcels to help accommodate the flow of water and the placement of structures.

Nathan Merkel noted the stormwater basin that is located on the parcel that is being subdivided. He asked if since that lot line will be terminated will that easement stay in place? Mr. Champi explained that it will be shown on the plan and record and that the basin will remain within the Wronski's ownership.

Robert Line motioned to forward the Subdivision Plan for Heishman Wronski 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 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, withing 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 OFFICERS REPORT – Nothing Additional

SOLICITORS REPORT – Nothing Additional

ENGINEERS REPORT - Nothing Additional

PARK & RECREATION LIAISON REPORT

Public Works Director Kelso noted that the Park & Rec will be holding a Family Bowling night in February. The Township is also looking to purchase the lot next to the N Dickinson Elementary School to further expand Lindenwood Park.

SUPERVISOR LIAISON REPORT

Robert Line explained that interim manager Martsolf has been reviewing the budget and how the Township is doing overall, he encourages the Planning Commission to attend the upcoming budget meetings. He also noted that staff was given a heads up on the possibility of streamlining the meetings. Supervisor Line explained that he believes it is up to the board to make a decision and noted that the biggest thing was how many other municipalities the change would interfere with. He noted that he likes to attend their meetings especially if there is a regional issue and a Thursday meeting would interfere with North Middleton & Penn Township's meetings. After a brief discussion the board agreed that due to scheduling conflicts and preferences they would like to stick to Wednesdays. Chairwoman Grant directed the Planning Commission to submit an email on their input.

OLD BUSINESS

Chairwoman Grant provided additional clarification on the requirements of the ASA as discussed at the June 12, 2024 meeting. Chairwoman Grant explained that approval of farms in the county and state agricultural conservation easement program require that deed restrictions cannot exist that unreasonably limit future agricultural use and the reference to evaluation refers to any such restriction would need to be evaluated by the state to determine if it presented any obstacles to preservation.

Beth Kikla brought up her concern on the discussion on FPRs during the June 12, 2024 planning commission meeting. She explained that people show up and want to make comments with the belief that this is a forum that can do something. From her understanding, the Planning commission does not have anything to do with the FPRs, but it is on the Board of Supervisors agenda as a standing item. She would like to see PC tighten up the discussion and proposed that we be prepared with a statement upfront stating that we will listen but the forum to voice their concerns is at the Board of Supervisors meetings.

There was a brief discussion held on how to handle such situations and if we have or could have a role to play and what that role is. After much deliberation Nathan Merkel motioned to add the discussion to the December 11, 2024 Planning Commission Meeting agenda for the commission to vote whether or not to choose to take an independent review of existing municipal ordinances that surround or relate to FPRs and Biosolids. Beth Kikla seconded the motion, and it passed unanimously.

Solicitor Boyer will provide any recommendations of things that the PC might review.

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 7:33 PM. The motion was seconded by Nathan Merkel and passed unanimously.

Respectfully submitted,



Laci Hockenberry
Receptionist/Asst Secretary/Treasurer