

BOS MINUTES

Dickinson Township Board of Supervisors

July 1, 2026, Dickinson Township Meeting Room

6:00 pm

Attendance

Board Members:

Chairman Rob Kole, Supervisor Robert "Bob" Line III

Absent:

Jason Reichard, Engineer, Vice Chairperson Jennifer DeGaetano, Grace Hogue, Secretary/Treasurer, Ryan Hoover, Zoning/Codes Officer

Staff:

Jill Lovett, Township Manager, Glenn Kelso, Public Works Director, Matthew Boyer, Solicitor

Visitors:

*Ranger Gillespie – 239 Montsera Road
Laura Gillespie – 239 Montsera Road
Gregory Wingert – HRG Engineers
Michelle Line – 2064 Ritner Highway
Harold Cooney – 4 Melissa Court
Jamie Goodhart – 152 Cold Springs Road
Charley Westcott – 14 Makenzee Drive
Pete Coulson – 140 Cold Springs Road
Scott Meals – 144 Cold Springs Road
Steven Hammaker – 136 Cold Springs Road*

Call to Order

Chairman Kole called the meeting to order at 6:00 P.M. followed by the Pledge of Allegiance.

Opening Announcements

- a. Reminder that Dickinson Township is seeking volunteers for several open positions (Alternate on Zoning Hearing Board, Planning Commission and Environmental Advisory Council) on various Boards and Committees. If interested, please contact Jill Lovett at manager@dickinsontownship.org if you are interested.
- b. Dickinson Township is asking residents to sign up for its mass text alert system. This system is used to alert residents of things such as emergency situations, road closures, trash delays, etc. To sign up please go to the Township website and click on the image where it says Mass Text Alert Signup. Fill out the form online and hit submit.

- c. A reminder that more information about our community can be found on our website at www.dickinsontownship.org

- a. Chairman Kole added this website is currently being reviewed to update to make more user-friendly.

Agenda Approval

A motion to approve the agenda for the July 1, 2026 meeting was made by Supervisor Line. It was seconded by Chairman Kole and unanimously passed.

Public Comment – Agenda Items Only - None

Consent Agenda

A motion to approve the minutes for the June 3, 2026 meeting, to ratify the June 12, 2026 bills of \$30,675.85 and to pay bills of July 1, 2026 of \$60,329.31 was made by Supervisor Line. Chairman Kole seconded the motion, and the motion was passed unanimously.

Board of Supervisors Report

Chairman Kole attended the Mount Holly Springs Borough council meeting, where the Dickinson Township Fire Study was discussed. He stated it was well received and had a positive response. The presentation made by Chief Staub of Citizens Fire Company at that meeting highlighted the stresses the lack of volunteerism and funding for the fire company. Chairman Kole noted the expectation is for the council to vote on participation at an upcoming meeting.

Chairman Kole commented on behalf of Vice Chairperson DeGaetano in her absence that she had nothing to report.

Supervisor Line commented the Planning Commission is wrapping up the zoning ordinance amendment to include data centers and battery energy storage systems. There was language adjustments suggested by the solicitor and it should be presented at the August Board of Supervisor's meeting.

Public Hearings – None

Plan Review/Conditional Use Hearings

- a. *IrvinRay & Esther H. Zimmerman Final Subdivision Plan*

Greg Wengert of HRG Engineers presented the Zimmerman Final Lot Consolidation Plan located at 2371 & 2375 Walnut Bottom Road owned by IrvinRay & Esther Zimmerman. He reviewed the proposed plan to consolidate the two lots. The two lots were subdivided off the farm several years ago. There is a mobile home on each lot, and each lot has its own septic system, well, and separate driveways. The mobile homes will be removed with the proposal for a new dwelling. The new dwelling would utilize one of the current septic systems and the Township SEO approved with minor repairs to the dosing tank. The other septic tank would be decommissioned, and the owner would be responsible for this process through permitting. Mr. Wengert clarified when the two lots were subdivided, the property line was established through the farm lane, and the adjoining farm property reserved the right to use that lane for access. There will be an addition to a 20-foot access easement. There was an agreement provided to the solicitor for review for the use of the driveway. Solicitor Boyer stated he reviewed it and there should be a provision included for the recording of the easement

agreement that would be at the applicant's cost. He recommended the Board include that condition if the Board chooses to approve. Supervisor Line commented that the shared driveway was a concern of the Planning Commission, so this condition of approval takes care of that concern.

Supervisor Line made a motion to approve the IrvinRay Zimmerman & Esther H Zimmerman Final Subdivision Plan for lot consolidation with the condition that costs of recording the access easement agreement be at the cost of the applicant. The motion was seconded by Chairman Kole and passed unanimously.

Boards, Committee, and Authority Reports

- a. **Planning Commission** – Manager Lovett reported with the draft data center ordinance, there may not be enough review period time between the August meeting and the September meeting; therefore, there may be a need for a special meeting in September.
- b. **Parks & Recreation** – Manager Lovett stated the committee has been planning a Children's Fishing Derby at Stuart Park for September 19, 2026. The committee also discussed doing a Christmas Tree Lighting event for the holiday season.
- c. **Zoning Hearing Board** – Nothing to report.
- d. **Municipal Authority** – Harold Cooney mentioned the Authority Board reviewed the draft data center ordinance in reference to the public utilities and water use.
- e. **Environmental Advisory Council** – Nothing to report.

Staff Reports

Manager's Report – Manager Lovett highlighted the grant application for Barnitz Mill requires specific work that will be completed with the allotment. Chairman Kole asked if the Friends of Barnitz Mill group completed their business plan and Manager Lovett responded that it is not complete but it was on the agenda from their last meeting. She stated she would follow up with them on it.

Treasurer's Report – Manager Lovett explained the additional reports included in the report are the Budget to Actual reports through June 30, 2026. These reports would allow the Supervisors to see where the Township revenues and expenditures are halfway through the year. Chairman Kole asked when the bulk of real estate taxes come into the accounts. Some expenditures seem light. Manager Lovett clarified most of those taxes are paid to the Township in the beginning half of the year.

Emergency Services Report – Charley Westcott presented to the Board the May 2026 incident report. Call totals for May were as follows: Citizens Fire Company – 7 calls, Union Fire Company – 5 calls, and Penn Fire Company – 6 fire calls & 31 EMS calls. Charley Westcott commented that the EMS calls seem high, due to the inclusion of routine calls. Charley Westcott highlighted a call at 2 Amazon Drive. Someone was stuck in a cherry picker high up during night hours. EMS also arrived but transportation was not needed. Mr. Westcott spoke of another call within the month which was an auto accident at Burnt House Road and W. Old York Road intersection with entrapment. There was an individual confined but managed to get out when Fire & EMS arrived. Chairman Kole asked when Yellow Breeches EMS ended their service to the community. Mr. Westcott confirmed that ended on June 30, 2026.

Public Works Report – Chairman Kole asked about roads. Glenn Kelso reported the Cold Springs Road Bridge project is to start between August and October. The crew will start paving the bad areas of Alexander Spring

Road. The Road bid projects are projected to begin chip sealing at the end of July and the FB modified roads are projected to September / October timeframe.

Zoning Officer's Report – Nothing additional to report.

Engineer's Report – Nothing additional to report.

Solicitor's Report – Nothing additional to report.

New Business/Request for Board Action

- a. *Seeking authorization for the Township Solicitor to begin working on the Sales Agreement for the S. Dickinson School Property.*

Manager Lovett reported the grant was awarded, the agreement has been executed by both parties and funds are now available for use. The request for action is to allow the solicitor to move forward with a purchase agreement. Solicitor Boyer explained the process of the intent to purchase and closing. He will confirm the timeframe of the purchase process.

Supervisor Line made a motion to authorize the Township Solicitor to begin working on the Sales Agreement for the S. Dickinson School Property. Chairman Kole seconded the motion, and it passed unanimously.

Old Business - None

Closing Announcements - None

Public Comments - Non-Agenda Items Only

Laura Gillespie, 239 Montsera Rd – Ms. Gillespie expressed her frustration as she has chickens, and she is in violation of the Township ordinance for her chickens. She wants to keep her chickens. Manager Lovett informed Ms. Gillespie of her options being, going before the Planning Commission and requesting a review the non-commercial keeping of livestock ordinance or apply for a variance to go before the Zoning Hearing Board. Ms. Gillespie stated she did not understand why other municipalities allow for chicken in smaller yards such as Carlisle Borough or Mount Holly Springs Borough. Chairman Kole responded by stating there are different zoning rules and ordinances per municipality. Ms. Gillespie asked what occurs with her letter of violation if she attends the Planning Commission meeting. Glenn Kelso explained the process of applying for a variance through the Zoning Hearing Board and Ms. Gillespie expressed her concern of not having the fee for the application.

Jamie Goodhart, 152 Cold Springs Road – Mr. Goodhart stated the Boiling Springs Sportsman Club on Cold Springs Road has increased the disturbance among the neighbors. He wanted to talk about the history, in 1999, the Township and Township solicitor had a meeting with the gun club and there was an agreement to put rules in place within the club such as no rapid fire and no shooting on Sundays. The club had range masters who oversaw the range back then. All the range masters quit and there is no longer oversight of the activities there. There is a business, Hold Your Line Defense, is using the range which produces constant gun firing all day long. He requested the Township to hold the club accountable to their rules and bylaws. Manager Lovett stated Ryan Hoover, the Zoning Officer has been fielding all the complaints about the increased activity, and the staff is looking into the supposed agreement and what jurisdiction the Township has. Mr. Goodhart said the

Township had enforced their club rules in the past. Manager Lovett stated Solicitor Boyer will be brought up to speed on the issue.

Scott Meals – 144 Cold Springs Road – Mr. Meals commented on the gun range referencing safety concerns involving the direction of shooting towards buildings and lack of signage along the property. He felt it was dangerous and needed to be addressed especially with children in the area potentially wandering in the woods. Manager Lovett affirmed staff will need to review the ordinances and any written agreements that may have been recorded within the Township minutes. Chairman Kole agreed that staff should review and work with the concerned residents. Solicitor Boyer stated he will review the complaints, and any information staff provides to help with resolution. Supervisor Line asked if any of the concerns would fall under commercial gun range restrictions and Glenn Kelso said there is review that needs to be completed to address any of the concerns and to ensure the Township has any regulations on this property.

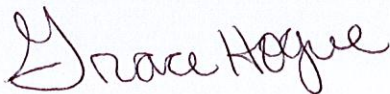
Pete Coulson– 140 Cold Springs Road – Mr. Coulson asked for updates on the Cold Springs Road Bridge Replacement project. He said his concern is having to go all the way around the mountain and asked if there would be a temporary bridge or alternate route possible. Manager Lovett responded that the access route down to Pine Road that was initially suggested, the homeowner did not agree to allow access. There were other areas considered; however, the terrain would pose issues as well. She stated there are no alternate routes at this time. Manager Lovett reported there have been discussions with the emergency services that serve the Township such as positioning apparatus in that area and having an emergency response plan for that timeframe of bridge closure. The trash service and postal service also were discussed. One of the proposed parking areas is up for sale currently. All agreed that is something to consider for parking. Manager Lovett stated the Township will get temporary easements for any parking that is available. Chairman Kole stated the contractor has a good reputation to ensuring the efficiency and speed of the project.

Executive Session – None

Adjournment

A motion was made by Supervisor Line and seconded by Chairman Kole and passed unanimously to adjourn at 6:50 P.M.

Respectfully submitted,



Grace Hogue
Secretary/Treasurer

