

DTPC MINUTES

Dickinson Township Planning Commission

Wednesday, July 8, 2026 Dickinson Township Meeting Room
6:00 pm

Attendance

Commission Members:

Chairperson Elizabeth Grant, Vice Chairman Justin Smith, Secretary Beth Kikla, Robert "Bob" Line, John Aigeldinger, Mark Hockley (phone)

Staff:

Township Manager Jill Lovett, Public Works Director Glenn Kelso, Secretary/Treasurer Grace Hogue, Zoning/Codes Officer Ryan Hoover, Solicitor Matt Boyer

Absent:

Jason Reichard, Engineer

Visitors:

None

CALL TO ORDER

The July 8, 2026 Dickinson Township Planning Commission meeting was called to order at 6:00PM by Chairperson Grant followed by Roll Call and the Pledge of Allegiance

OPENING ANNOUNCEMENTS

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

AGENDA APPROVAL

Bob Line motioned to approve the July 8, 2026 meeting agenda. The motion was seconded by Vice Chairman Smith and passed unanimously.

APPROVAL OF MINUTES

Beth Kikla requested an amendment to the minutes of June 10, 2026 in Old Business section within the second paragraph prior to approval. She clarified the topic of behind the meter/front of the meter statement was discussed but remained within the document and recommended deleting that sentence.

Beth Kikla motioned to approve the June 10, 2026 meeting minutes with the recommended edit. The motion was seconded by Vice Chairman Smith and passed unanimously.

CHAIRPERSON'S REPORT – No Report

PUBLIC COMMENT - None

PLAN REVIEW - None

NEW BUSINESS

- a. Discussion and Consideration on updating the Dickinson Township Zoning Ordinance to include revisions to Parking Regulations and to add new regulations for Agritainment Business Uses within the Township**

Manager Lovett presented two recommendations for the Planning Commission to review and potentially update or add the following areas of the Zoning Ordinance. First, she stated the staff is requesting parking specifications within the SALDO as an addition. Solicitor Boyer clarified what is missing is the design and construction standards which would provide clear requirements for land development. He recommended a revision to SALDO to incorporate general design and construction parking standards. Both Solicitor Boyer and Manager Lovett thought these items would be good as discussion items and could be included on the next agenda for review.

Solicitor Boyer informed the Planning Commission of another area to review would be Outdoor Shooting Ranges as it relates to noise. The ordinance references a reserved section and could just need a revision to revert to the appropriate chapter. Beth Kikla suggested there was likely a mistake in the ordinance reference.

Manager Lovett stated the second item as “agritainment” and/or rural event venue as there is no such use provided currently and recommends the Commission review this as an ideal addition. Beth Kikla questioned issues with the property that came before the Commission for sewage module without the land development plan and the process that was before the Zoning Hearing Board. Manager Lovett explained that the Zoning Hearing Board was presented a request for a variance for use not provided for. Chairperson Grant agreed this would be a valid use and provides support for adding businesses within the Township and the rural environment. She reported DCED had information on this a couple of years ago that was very wide range of agritourism such as farm-to-table dinners to corn mazes. Vice Chairperson Smith agreed there should be a use to avoid these situations having to go to the Zoning Hearing Board for a use not provided for. Solicitor Boyer stated by providing a use it allows the Township to regulate that use. Beth Kikla asked to see material and model ordinances on the subjects. Vice Chairperson Smith questioned the active farming properties versus non-active farming properties as it relates to “agritainment”. Beth Kikla replied it should be a discussion for another meeting.

ZONING OFFICERS REPORT – None

SOLICITORS REPORT – None

ENGINEERS REPORT - None

PARK & RECREATION LIAISON REPORT – Manager Lovett reported the Children’s Fishing Derby on September 19, 2026.

SUPERVISOR LIAISON REPORT – Bob Line shared the Supervisors are anxious to see the Data Center draft ordinance.

OLD BUSINESS

a. Draft Data Center Ordinance

Beth Kikla and Glenn Kelso provided memos with a few additional changes from the last meeting. Beth Kikla reviewed all the changes by section of the draft ordinance. Solicitor Boyer recommended grammatical changes throughout to maintain consistency. He suggested removing electric substation within the definitions as it was nowhere else within the document. There was discussion on the “behind the meter/front of the meter” definitions as well with minor changes initially. Solicitor Boyer recommended deleting the entire section of Location of an energy system. He also discussed deleting the wording of Small Modular Reactor (SMR) and moving to Section 10. Beth Kikla discussed the option of adding SMRs to the title of the ordinance. It was determined to remove the SMRs from the document and allow for an amendment later. Beth Kikla noted the importance of referencing parking requirements. Solicitor Boyer asked Ryan Hoover for his recommendation on specific parking requirements for a data center. Ryan Hoover responded that he recommends adjusting the warehousing requirements to fit the dynamics of the data center environment. Beth Kikla recommended 1 space per employee regardless of part-time or full-time per shift with 3 visitor spaces and it was added. The discussion transitioned to the buffering and screening zones and there was clarification on the improvement of wording and understanding. Beth Kikla noted the reference to owner, applicant or developer and asked for clarification on which word to use. Chairperson Grant read the definition of applicant within the Zoning ordinance. Solicitor Boyer recommended using the word applicant since it includes developer and successors. The remaining discussion consisted of providing clarity through the rest of the draft ordinance.

Staff will review and make final revisions to the draft ordinance. The draft ordinance will be provided to the Board of Supervisors for request of advertising at the August meeting.

Beth Kikla motioned to approve the Data Center & Battery Energy Storage Systems draft Ordinance as amended and recommend approval to the Board of Supervisors. Bob Line seconded the motion and it passed unanimously.

ADJOURNMENT

Vice Chairman Smith motioned to adjourn the meeting at 7:27 P.M. The motion was seconded by Beth Kikla and passed unanimously.

Respectfully submitted,


Grace Hogue
Secretary/Treasurer

