

DTPC MINUTES

Dickinson Township Planning Commission

Wednesday, September 9, 2026 Dickinson Township Meeting Room
6:00 pm

Attendance

Commission Members:

Chairperson Elizabeth Grant, Vice Chairman Justin Smith, Secretary Beth Kikla, John Aigeldinger

Staff:

Township Manager Jill Lovett, Secretary/Treasurer Grace Hogue, Zoning/Codes Officer Ryan Hoover, Solicitor Matt Boyer

Absent:

Jason Reichard, Engineer, Mark Hockley, Robert "Bob" Line,

Visitors:

Josh Wadel – Wadel Mill, Inc.

Dale Jackson – Akens Engineering Associates, Inc.

Jared Abell – 990 Pine Rd

CALL TO ORDER

The September 9, 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

John Aigeldinger motioned to approve the September 9, 2026 meeting agenda. The motion was seconded by Beth Kikla and passed unanimously.

APPROVAL OF MINUTES

Vice Chairperson Smith motioned to approve the August 12, 2026 meeting minutes. The motion was seconded by Beth Kikla and passed unanimously.

CHAIRPERSON'S REPORT – Chairperson Grant mentioned she would like to hear about the Special Meeting on the Data Center Draft ordinance.

PUBLIC COMMENT

Josh Wadel – Wadel Mill – Mr. Wadel presented a plan to discuss some questions that was presented from an applicant for a possible SALDO application. He mentioned he'd like to subdivide the 13-acre lot along the corner of Burnt House Road and Pine Road. He referenced the Riparian Buffer requirements and highlighted the area how far it would be from Yellow Breeches Creek. He explained that it would be difficult to create a buffer through this area. There would be no earth moving or disturbance, but it would be cut off as a residential and agriculture property. He mentioned the need for a waiver to adjust the buffer requirements. Ryan Hoover referenced areas on the plan of what all is left and the changes that would be needed. Mr. Wadel continued to explain the owner's request to use this as agriculture and the adjustments that would be made would need a waiver. Ryan Hoover further highlighted areas on the plan. Vice Chairperson Grant asked whether if there would be any decommissioning on the requested agricultural areas. Ryan Hoover answered that there was a barn originally planned and Josh Wadel mentioned he would confirm this. Vice Chairperson Grant mentioned the reasons for the Riparian Buffers requirements in place. Beth Kikla referenced an agricultural marked area and asked what continued agricultural work would be done in this area. Mr. Wadel answered there would be farm fields. Beth Kikla referenced the particular zones marked and asked if there was anything needed within zone 2. She mentioned where the zone 2 line continues. Mr. Wadel answered that line goes along the creek and he marked that area to show the house and the septic system. Beth Kikla clarified where the waiver is marked on the plan. Mr. Wadel confirmed this waiver would be needed to remove vegetation and to use it as agriculture. John Aigeldinger asked if there was any planned structures and if they would build in the flood plain. Ryan Hoover mentioned there would be need for zoning and special permitting, including if the applicant builds a new barn. Beth Kikla asked for further clarification on the location of the crops and areas with pole barns of whether it would continue to be agriculture, and she added that there's not much farmland there. She mentioned with the waiver, it would make more sense to only ask to continue farmland where it is already. It would be too much to provide a waiver the whole parcel of farmland for agriculture, as there is concerns with how close it is to the creek. She mentioned an idea to have 2 separate waivers instead of one for the entire parcel intent for farming. Chairperson Grant said there could be an alternative with the current guidelines and requirements listed. She further asked for the clarification on the parcel location. She then mentioned without further information at this time, and the engineer's requirements, she encourages to move forward with requests and waivers mentioned. Vice Chairperson Smith suggested adjusting the request for the lot, so the waiver wouldn't just be for a partial lot. Chairperson Grant referenced zone 3 and asked where the farming and hay locations would be exactly. Mr. Wadel answered the locations that are being specified. Mr. Wadel had no further questions and mentioned he would then proceed with the application at this time.

Chairperson Grant asked if there were any comments received at the data center meeting or in writing. Manager Lovett mentioned her appreciation to Beth Kikla and Solicitor Boyer for the work at last night's meeting. Beth Kikla shared how the comments were mainly positive. She specified how grateful the residents were to see how the comprehensive plan was acted upon for this. Beth Kikla continued to

explain the need to continue to look at the Comprehensive and that Chairman Kole mentioned the need to continue working on this ordinance. Manager Lovett mentioned the main comments were concerning the Hazardous Materials and the noise levels. Solicitor Boyer clarified that with the county comments received and the revisions made, the ordinance has not been adopted and will need to be readvertised. He requested Beth Kikla to present a smaller version of what was shared at the next meeting before it's adopted. Beth Kikla agreed to come present at the October Board of Supervisor meeting. Manager Lovett confirmed that the ordinance will be advertised and presented to the board for adopting in October. Ryan Hoover explained how pleased he was with how this ordinance was explained and brought forward, as it was well received. Beth Kikla stressed the planning commission's role in these ordinances' processes and the importance of participation in the work needed to assist with these items through this commission.

PLAN REVIEW

- a. Preliminary/Final Lot Consolidation Plan for Christopher M. Lafean, James W. Lafean III & Tifani A. Lafean – 75 Ball Park Drive

Dale Jackson – Akens Engineering Associates, Inc - Presented the Preliminary/Final Lot Consolidation Plan for Christopher M. Lafean, James W. Lafean III & Tifani A. Lafean at 75 Ball Park Drive. Beth Kikla asked if there was anything different added to the plan. Mr. Jackson mentioned there will be updates according to Ryan Hoover's comments. He mentioned what the owner is planning to do and that it all will remain clean and green. Beth Kikla referenced note #4 and asked for clarification on this. Mr. Jackson mentioned that is a general note and stated there is research done on the deeds. If there are easements or rights-of-way, it would definitely be addressed. There was clarification that a title search wasn't necessary for this plan, and Solicitor Boyer responded his concern was that there was no title search done. He explained not everything is always listed on the deed and he recommends doing a title search. Dale Jackson stated he didn't believe with only swapping property lines, that there is a need of a title search. Solicitor Boyer mentioned it could be beneficial for further sales and records down the road. Mr. Jackson replied that if that's recommended he could look into that. Beth Kikla continued by asking about the rights of way mentioned. Dale Jackson clarified that with a previous subdivision they provided more right of way access.

Chairperson Grant requested information about the access for each lot. Dale Jackson answered there are proposed driveways per lot. Ryan Hoover showed the layouts of the proposed driveways. Chairperson Grant referenced the Riparian Buffer requirement and asked if there would be a waiver required for this comment. Ryan Hoover confirmed there would be a waiver needed to stay consistent. John Aigeldinger asked where they would be looking to build in the future. Dale Jackson referenced the areas of where they would possibly be building in the future. Ryan Hoover referenced other comments received from the engineer which will be included in the comments to approve. Chairperson Grant referenced the extra comment about 178-49 C and mentioned this would be helpful to have a waiver.

Beth Kikla made a motion to approve the waiver requesting a modification of Chapter 178-49C – Riparian Buffer Requirements. It was seconded by John Aigeldinger and passed unanimously.

Beth Kikla motioned to approve the Preliminary/Final Lot Consolidation Plan on condition that it satisfies Chapter 178-118C and 178-18E,F, the Township staff, Township solicitor, Cumberland County Planning department, Township engineer comments have been met before advancing to the Board of Supervisors, and plan approval be based on the applicant paying in full all administration

fees, inclusive of application fees, plan review, and inspection charges, within sixty days following the date of written notice from the township of any administration fees, and the condition requiring an agreement to protect the Township roads before the plan is recorded. Final plans will not be signed or released for recording until all administration fees are paid in full. The motion was seconded John Aigeldinger it passed unanimously.

NEW BUSINESS - None

ZONING OFFICERS REPORT – None

SOLICITORS REPORT – None

ENGINEERS REPORT - None

PARK & RECREATION LIAISON REPORT – Manager Lovett reported the Children’s Fishing Derby is planned for September 19, 2026, as well as an upcoming Christmas Tree Lighting event on December 5th at 5pm.

SUPERVISOR LIAISON REPORT – None

OLD BUSINESS

- a. *Review and Approval of the amendment to revise SALDO, to provide for Construction and Design standards of for Vehicular Parking and Off-street Loading*
 - a. *Potential motion to recommend final draft to the Board of Supervisors for review*

Solicitor Boyer shared his reasons as to why he has now added this to the SALDO section of the ordinance. It would be more clear so SALDO and zoning aren’t referencing each section back and forth.

Beth Kikla motioned to approve the Revision of SALDO, to provide for construction and design standards for Vehicular Parking and Off-street Loading Ordinance as amended and recommend approval to the Board of Supervisors. Vice Chairperson Smith seconded the motion and it passed unanimously.

- b. *Review and Approval of the amendment to the Zoning Code for Outdoor Shooting Range (Public and Private)*
 - a. *Potential motion to recommend final draft to the Board of Supervisors for review*

Beth Kikla asked for clarification on why the MU Zone is removed. Ryan Hoover clarified there was a need to specify public versus private shooting ranges. John Aigeldinger added a few points from the Game Commission, including the need to limit two shells at a time especially in earshot of a residence. Solicitor Boyer referenced the section that specified keeping within the state laws. This should cover

these laws, unless the Planning Commission felt the need to specify particular laws. Beth Kikla mentioned specifying the particular law could be beneficial. Solicitor Boyer mentioned he can make the revisions to include these laws.

Vice Chairperson Smith motioned to table the amendment to the Zoning Code for Outdoor Shooting until further inclusions and revisions are completed. Beth Kikla seconded the motion and it passed unanimously.

- c. Staff is still gathering information on Rural Event Venues & Agritainment ordinance material – will submit items at the next meeting.*

ADJOURNMENT

Beth Kikla motioned to adjourn the meeting at 7:20 P.M. The motion was seconded by Vice Chairman Smith and passed unanimously.

Respectfully submitted,

Grace Hogue
Secretary/Treasurer