# 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 Mell – Wadel Mell, 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 Mell – Wadel Mell** – Mr. Mell was present to review a pending subdivision plan and ask questions from an applicant. He mentioned the applicant intends to submit a plan to subdivide a 13-acre lot along the corner of Burnt House Road and Pine Road. He referenced the Riparian Buffer requirements in the township's Subdivision and Land Development (SALDO) Chapter 178-49.C and highlighted the buffer zones and the distance from Yellow Breeches Creek. He explained that it would be difficult to create a buffer through some of this area, and the landowner's wish to keep it as is. There would be no earth moving or disturbance, and the land would be maintained as residential and agriculture property. He mentioned the need for a waiver to adjust the buffer requirements. Ryan Hoover stated that most buildings on the property have been removed with the exception of the dwelling, on outbuilding and the manure pit. Mr. Mell continued to explain the owner's request to use this as agriculture and that modifications would be necessary to the buffer requirements to allow for this. Ryan Hoover further highlighted areas on the plan. Chairperson Grant asked if there would be any decommissioning planned for the manure storage area. Ryan Hoover answered that this would be a matter for DEP to advise on and Josh Mell mentioned he would confirm this. Chairperson Grant discussed the importance of Riparian Buffer provisions and stated that Planning Commission evaluation of waiver requests to the Riparian Buffer standards would depend upon township policy and the recommendations of staff, engineer and solicitor. Beth Kikla referred to an agricultural marked area and asked what continued agricultural work would be done in this area. Mr. Mell 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 continues. Mr. Mell 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. Mell 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 are provisions for an alternative buffer proposal within 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 the applicant to move forward with a proposal and any waiver requests. 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 requirements and stated that farming and haying would still be permitted in this area. Mr. Mell 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 plan 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 will all 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 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 for 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 investigate 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 request from the applicant to address the provisions referenced in a comment. Ryan Hoover confirmed there would be a waiver request needed to maintain consistency with the ordinance. John Aigeldinger asked where they would be looking to build in the future. Dale Jackson referenced the areas where they would possibly be built in the future. Ryan Hoover referenced other comments received from the engineer which will be included in the comments to approve. Chairperson Grant referenced compliance with SALDO 178-49 C and asked the applicant to include a waiver request to address the planting requirements.

**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 clearer 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

Grace Hogue
Secretary/Treasurer

