

Dover Township
Planning Commission Minutes
January 6, 2016

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:07 p.m. Members present: Eric Harlacher and Carol Kauffman. Absent: Anthony Pinto. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and three citizens.

It was noted that member Amy Brinton has formally resigned from the Planning Commission. Chairman Hoffman requested that Mrs. Sprenkel send a letter of appreciation to Mrs. Brinton for her years of service. Will do.

I. **Reorganization**

Motion by Harlacher, second by Kauffman, to nominate Wayne Hoffman as Chairman of the Planning Commission for 2016. All members voted aye; motion carried.

Motion by Kauffman, second by Hoffman, to nominate Eric Harlacher as Vice Chairman of the Planning Commission for 2016. All members voted aye; motion carried.

Motion by Harlacher, second by Hoffman, to nominate Carol Kauffman as Planning Commission Secretary for 2016. All members voted aye; motion carried.

The Planning Commission needs one more member and could have up to three alternates.

II. **Minutes**

Motion by Kauffman, second by Hoffman, to approve the minutes of the meeting of December 2, 2015. All members voted aye; motion carried.

III. **Zoning Cases**

None for this month.

IV. **Plans**

A. PL 15-3 – Robert Twitchell – 5030 North Salem Church Road; 2-lot subdivision, R-1 zone

David Hoffman was present on behalf of the applicant. This is a 2-lot subdivision on 9.2 acres on North Salem Church Road. The proposal is for single family dwellings, served by public sewer, using on-site wells for water. The applicant is requesting a waiver to use on-site wells and not be required to connect to the public water supply. Another waiver is requested for cartway width. Discussion was held on whether public water lines exist on Canal Road, near this property. From the audience, Maureen App checked the records in the office and found that the public water line does indeed go that far. The waiver stands as requested. The reason for the waiver is that a feasibility study was done for the extension of the water line; that study proposed that the cost to extend the line was estimated at \$72,000. The study also looked at the availability of water to that property if a well were drilled instead—study found that an ample water supply exists. The property line is within 1000' of the public water line, which would mean that the property should connect to that service. However, the point was made that the actual

house is much farther away from the water line than the property line, which explains the high cost estimated to connect.

Motion by Harlacher, second by Kauffman, to recommend approval of the waivers for Section 22-713.3.A (water connection) and Section 22-704.B (cartway width on North Salem Road) as requested. All members voted aye; motion carried.

The C. S. Davidson letter dated December 17, 2015, was reviewed. Outstanding items: 2, GIS disk (Section 22-501.2.A); 4, owner's notarized signature (Section 22-501.2.H); 5, show designated growth area and future growth areas on the plan (Section 22-501.2.I); and 10, Planning Module approval (Section 22-502.2).

Motion by Harlacher, second by Kauffman, to recommend approval of the Final Subdivision Plan of Robert Twitchell, subject to the satisfactory resolution of the following items from the C. S. Davidson letter referred to above: 2, 4, 5, and 10. All members voted aye; motion carried.

V. **Other Business**

Nothing at this time.

Motion by Harlacher, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary