

Dover Township
Planning Commission Minutes
March 2, 2016

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, new member Brian Kimball, and alternates Michael Curley and Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and five citizens.

Welcome to the newest Planning Commission members: Brian Kimball (to replace Amy Brinton); Michael Curley and Justin Bigham, alternate members.

I. **Minutes**

Motion by Kauffman, second by Harlacher, to approve the minutes of the meeting of January 6, 2016. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 16-1 – Wynfield, Bull Road – Request for Special Exception for Age-Restricted Community in the R-1 zone.

This parcel is in the R-1 Zone. The applicant had previously requested permission to proceed with plans for an Age-Restricted housing community. Joel McNaughton was present on this proposal. The application is for a Special Exception. He noted that this sketch plan first came before the Township Planning Commission in April of 2015. At that time, the Township was in the process of updating the ordinance. He feels that the applicant meets all of the requirements for a Special Exception.

This property is comprised of 72 acres off of Bull Road, served by public water, sewer, and natural gas. The surrounding community is the Faire Wynd development. The applicant is proposing 196 duplex units, which is within the permitted density requirements. About 40% of the total acreage will be open space. There is also a community clubhouse planned, which will include a number of facilities and options for activities. Six percent of the tract will be designated as non-residential area; 5% is required. Sidewalks will be installed on both sides of the streets. There will be walking trails as well. There will be a homeowner's association. There will be two roadway connections: Bull Road and Shadowbrooke.

The applicant is proposing a community well site to help with water use. There is an existing NPDES permit covering this site. The applicant has complied with the environmental considerations required by the ordinance, as well as the age-restricted housing requirements on all levels.

Mr. Hoffman clarified that this isn't a Preliminary Plan yet. This is just the first step, plus ZHB approval is required for moving ahead. Mr. Hoffman asked how early in the project will the residents be afforded the benefits of living in this community. Mr. McNaughton indicated that the clubhouse area will be built first and will be offered as a selling point in Phase I, which will include about 30 units plus the clubhouse facility. Mr. Baranski noted that when the actual plan is presented to the Planning Commission,

particular attention should be paid to the timetable for the improvements so that the first residents are afforded the pleasures and benefits of the location, in accordance with Mr. Hoffman's concerns.

Discussion was held on the previous failure of some HOAs to maintain the common areas, etc. That was, of course, unfortunate, and the hope is always that this wouldn't happen. Mr. Baranski noted that if the ordinance didn't require a certain amount of open, community space, and each landowner were responsible for his/her own total property, an HOA wouldn't be needed. But, because the ordinance requires a certain percentage of open space, it needs to be maintained, thus the need for the HOA.

How about access for trash trucks, fire equipment, etc., during the initial phases? They will address that issue with an eye for access and safety. It was noted that PennDOT is not requiring a turning lane into this development.

Any advice for the applicant to present the project to the Zoning Hearing Board? Tonight, the applicant is just requesting general approval of the concept with any concerns, advice, etc. The Planning Commission members generally approve.

Motion by Harlacher, second by Pinto, to suggest that the ZHB look favorably upon the concept in that the applicant meets the requirements for a Special Exception. All members voted aye; motion carried.

III. Plans

No plans this month.

IV. Other Business

A. Vacant parcel on Old Carlisle Road

Josh Miller and David Hoffman were present to discuss the vacant parcel at 5440 Old Carlisle Road, which is in the Ag zone. Mr. Miller wants to build a building on the property from which to operate his roofing business. The building would encompass a warehouse and office space. Mrs. Sprenkel feels that this use would be permitted in this zone. The proposal would meet all the requirements except for the lot size, which would be a pre-existing non-conformity. Is this site large enough for this use? Yes, Mr. Miller noted that he currently uses only about one acre for his shop at his present location in Washington Township. He would like to eventually have access from Carlisle Road.

Mr. Baranski checked the ordinance and feels that as long as the applicant can meet the requirements, this use should be permitted in this zone. It was noted that Mr. Miller would not be permitted to burn building supplies, but this is a separate issue. Currently, he burns plywood and scrap wood left over from roofing jobs. He's proposing to do that on this site, but evidently it's not permitted. There would be some inside and outside storage of building materials. These materials are delivered by a truck with a boom on it. The Township would want to know just how this truck would access this property without blocking traffic. Mr. Miller noted that if he cannot have access from Carlisle Road, that would affect his decision to purchase this property to locate his business on it. Discussion was held on the possibility of obtaining a PennDOT permit to access the property from Carlisle Road. From the audience, Maureen App said that the SEO might not want the applicant to be driving over the septic area, which might necessitate access from Carlisle Road. The ordinance was checked, and it appeared that his access would indeed need to be from Carlisle Road.

Mr. Hoffman asked if the applicant would need to provide screening against the vacant lot. Mrs. Sprenkel read from the ordinance to provide clarity. Mr. Miller said he would comply with whatever screening requirements are necessary.

Mr. Myers checked the new ordinance for lot coverage for bulk area regulations in the Ag zone. Should be all right with what's proposed.

No other suggestions by the Planning Commission members. Prepare the plan and present it to the Township. Rock on.

Motion by Kauffman, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary