

Dover Township
Zoning Review
and
Planning Commission Minutes
January 2, 2013

Chairman Wayne Hoffman called the Zoning Review meeting to order at 6:00 p.m. Members present: Monica Love, Eric Harlacher. Absent: Anthony Pinto, Amy Brinton, and alternate Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and one citizen.

The Planning Commission continued reviewing the uses on the chart.

Energy-Related uses – keep as is.

Farm Product Warehouses/Farm Equipment sales and service – ~~delete from the Agricultural zone~~; add it to Commercial as a permitted use and add to Business Park as a permitted use also; remove the 5-acre maximum requirement. Add a definition.

Crematory/Crematorium – make permitted use in Commercial, Industrial, and Business Park. (Remove from Industrial as Special Exception.) *Make sure the cross-references are correct within the ordinance.* Section 624, Part 3, add that crematorium may be considered as an accessory use. The Planning Commission members were all right with having a crematorium as a stand-alone business.

Back up to Animal Hospital – 27-607 – add a provision for crematorium associated with an animal hospital.

Funeral Homes – Add to Business Park as a Permitted Use.

Farm/Farmers Market – discussion was held on whether this is the same as a flea market (probably not). Remove “occasional or sporadic” from the definition. Add to Commercial and Business Park zones as a permitted use and as a Special Exception in the Conservation and Agricultural zones. Discussion was held on the differences between a farmers market and a simple roadside stand. Mrs. Sprenkel feels that she will be able to properly distinguish between these uses at the time of application. In the definition of roadside stand, it mentions that a roadside stand must be owned by one business. That is problematic language for some of the Planners.

Chairman Hoffman called the regular Planning Commission meeting to order at 7:10 p.m. Members present: Monica Love, Amy Brinton, Eric Harlacher, alternate Carol Kauffman. Absent: Tony Pinto. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and one citizen.

I. **Reorganization**

Motion by Love, second by Brinton, to nominate Michael Hoffman as Chairman of the Planning Commission for 2013. All members voted aye; motion carried.

Motion by Brinton, second by Harlacher, to nominate Monica Love as Vice Chairman of the Planning Commission for 2013. All members voted aye; motion carried.

Motion by Love, second by Harlacher, to nominate Amy Brinton as Secretary of the Planning Commission for 2013. All members voted aye; motion carried.

Any suggestions for making business/service better in the coming year? Mr. Harlacher requested that plans that come before the Planning Commission be displayed on the wall or a screen using "Google Earth" or a similar application to give the Planning Commission a better idea of where the property is, etc. Mr. Harlacher will explore how possible this is using the Township's current equipment. Mr. Hoffman noted that the Planning Commission's job is to help the applicants succeed with their requests by helping to interpret the ordinance. There are times when the Planning Commission has a certain amount of discretion and times when it doesn't.

II. **Minutes**

Motion by Love, second by Harlacher, to approve the minutes of the meeting of December 5, 2012. All members voted aye; motion carried.

III. **Plans**

No plans this month.

IV. **Zoning Cases**

No Zoning cases this month.

V. **Other Business**

It was noted that Stauffer's will open the lane and move the materials so that the access road may be used. The fence will be relocated.

Motion by Love, second by Harlacher, to recommend approval of the re-zoning of Parcel #24-000-34-0134, Carlisle Road, from R-3 to Commercial. All members voted aye; motion carried.

Discussion was held on the request for inclusion into the Agricultural Security program by Robert G. and Joan A. Rauhauser for their property at Bull Road and Hilton Road, in the Commercial Zone.

Motion by Brinton, second by Harlacher, to recommend approval of the request by Robert and Joan Rauhauser to include their property at Bull and Hilton Roads in the Agricultural Security Program. All members voted aye; motion carried.

The West Manchester Fish and Game Club has requested to expand its business to include an indoor firing range. They will not be expanding their physical building but will enclose the new use within the current structure. There is currently an outdoor shooting range and an indoor archery range. Discussion was held on the regulation and compliance issues. Who checks to see

that the modifications are properly done? The Township Codes Official would follow up, based on the building permit. It appears that no Planning Commission action is needed; the Planning Commission members have no problems with this request. Mrs. Sprenkel will proceed accordingly.

Motion by Love, second by Brinton, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:19 p.m.

The next meeting will be on February 6 at 6 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary