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Dover Township  
Planning Commission Minutes  
January 7, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:08 p.m. Members present: Eric Harlacher, and Carol Kauffman. Absent: Amy Brinton, Anthony Pinto. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Karen Wilson, Recording Secretary, and five citizens.

I. **Reorganization**

**Motion** by Kauffman, second by Harlacher, to nominate Wayne Hoffman as Chairman of the Planning Commission for 2015. All members voted aye; motion carried.

**Motion** by Hoffman, second by Kauffman, to nominate Eric Harlacher as Vice Chairman of the Planning Commission for 2015. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kauffman, to nominate Amy Brinton as Planning Commission Secretary for 2015. All members voted aye; motion carried.

II. **Minutes**

**Motion** by Kauffman, second by Harlacher, to approve the minutes of the meeting of November 5, 2014. All members voted aye; motion carried.

III. **Zoning Cases**

A. ZHB 15-1, Dover Mini Storage – 1710 Virginia Avenue; request for Variance for fence height

Larry Zinn, 434 Mumper Lane, Dillsburg, was present on this case. There have been some problems with some break-ins and vandalism to the campers that the applicants stores on this property. The applicant would like to put a fence around the property to protect the items stored on this lot. Maximum fence height permitted by the ordinance in the Residential Zone is 6' in side and rear yards; the applicant would like to put a 6' chain link fence all the way around the property. Since this property is a corner property it has two front yards and two side yards. The two front yards are determined as Walker Ave. and Virginia Ave. The applicant owns both parcels with four roads surrounding the properties.. The Variance requested will be for Virginia Avenue and Walker Avenue only. This non-conforming use has been a commercial use in the residential district since the 1960s, pre-dating the zoning ordinance. An increase of the fence height will not harm the character of the neighborhood. What's the hardship? A 4' fence will not provide ample security to the property. Mr. Myers also noted that this commercial use in the residential zone is a further hardship; a commercial use in a Commercial zone is permitted to have up to an 8' high fence.

**Motion** by Kauffman, second by Harlacher, to recommend approval of the request for Variance by Larry Zinn, Dover Mini Storage, for a 6' fence on the property at Virginia Avenue and Walker Ave. All members voted aye; motion carried.

IV. **Plans**

A. PL13-8, Terra Vista, Land Development plan

Stacy MacNeal and Todd Kurl were present on this plan. Additional waiver request: for preliminary plan. Discussion was held on the flooding at the intersection of Davidsburg and Admire Roads. Potential purchasers of the lots in this development should be made aware of the problem if the problem isn't corrected. Mrs. Kauffman asked for a recap of the historic building(s) that were removed/damaged. How about the little portion of Mr. Gerber's property that was a problem? Mr. Myers reported that the Township is having the property appraised and is in ongoing discussions with Mr. Gerber for a resolution to the issue. Also, how about the emergency access? A hearing is scheduled for the end of January on this issue. The developer is providing a paved access road, with chains to block traffic, as well as water access.

Mr. Myers requested input from the Planning Commission regarding the traffic study. The problem is a left-turn lane on Davidsburg Road (to turn onto Admire Road). The traffic study firm did not recommend a turning lane but neither did it take into account the expanded development past the units involved in this plan. The left-turn lane is not warranted at this time, but it would be good to keep this in mind for the future.

**Motion** by Harlacher, second by Kauffman, to recommend approval of the waiver request for Section 304.2), that the preliminary plan and final plan are one and the same. All members voted aye; motion carried.

Mr. Myers reviewed the C.S. Davidson letter dated December 9, 2014, with the following comments outstanding: 3, maintenance of common open space area (Section 1618.4.B.7); 2, GIS disk (Section 501.2.A); 3, engineer's signature/seal (Section 501.2.F); 4, owner's signature (Section 501.2.H); 10, landscape plan approval (Section 501.2.II); 14, sewer and water design approval (Section 502.3); 16, traffic impact study approval (Section 502.4); 17, Environmental Impact Assessment Report approval (Section 502.5); 18, stormwater management plan approval (Section 502.8); 19, location of proposed survey monuments and markers (Section 601.2.H); 20, public improvement security (Section 602.1); 21, soil erosion and sedimentation control plan and NPDES permit approvals (Section 602.4); 23, fire chief approval of fire hydrant installation (Section 713.3.D); 24, provide design details for proposed emergency access drive off Rock Creek Drive; and 26, execution of the Development Agreement.

**Motion** by Harlacher, second by Kauffman, to recommend approval of the plan subject to the satisfactory resolution of the following items as referred to above: Zoning 3; SALDO 2, 3, 4, 10, 14, 16, 17, 18, 19, 20, 21, 23, 24, and 26. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kauffman, to authorize the Planning Commission Chairman sign the Planning Module for Barbara Greer, Sky Top Trail. All members voted aye; motion carried.

V. **Other Business**

Monica Love was present to discuss a matter that came up at a public meeting in November. United Water of Pennsylvania is interested in buying or leasing the water lines and sewer lines in the Township. Details are uncertain, and Mrs. Love is concerned that the public is not aware of this proposal. There's a public meeting scheduled for next week, and Mrs. Love would like the public to be present at that meeting. She'd also like to get the Planning Commission's input. Discussion was held.

Crossroads Village – Wedding venue

Mrs. Sprenkel reported that a property owner in the Crossroads Village would like to build a building in which to hold weddings. The new ordinance does not provide for this use in this zone. Mr. Baranski reiterated the definition, which does not provide for a new building. Discussion was held, with several points being unclear. Mrs. Sprenkel will handle it.

**Motion** by Harlacher, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary