Dover Township
Planning Commission Minutes
February 1, 2012

Chairman Wayne Hoffman called the meeting to order at 7:00 p.m. Members present: Monica Love, Anthony Pinto, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor Nichole Ehrhart, Engineers Terry Myers and Karen Wilson, Recording Secretary, and ten citizens.

I. Minutes
Motion by Love, second by Pinto, to approve the minutes of the meeting of January 4, 2012. All members voted aye; motion carried.

II. Plans
None this month.

III. Zoning Cases
A. ZHB 12-1 – Blaine Hoopes, 2470 Admire Springs Drive; request for Special Exception for Home Occupation, screen printing, in the R-1 zone.

Blaine Hoopes was present to request a Special Exception to have a home occupation of screen printing. Kinsey and Kenyon Hoopes, the oldest children, will be involved in the business and were present. Kinsey presented information to indicate that they will be able to meet all the requirements of the Special Exception, including the sign requirements. They will place a sign beneath their mailbox; 8% of the overall square footage of the basement will be devoted to this business. Kenyon also presented information on their meeting the requirements. They will have ample parking. There is public water and sewer, but the screen printing business will not generate any increased water or waste. There will be no noise, fumes, etc., from this business. They will use water-based inks, which require no special disposal procedures. The inks are low-odor. Their customers will be churches, sports teams, local groups, camps. The applicants will pick up the blank shirts and deliver the finished products. The Planning Commission suggested that the applicants bring a sample product to the Zoning Hearing Board meeting for visual impact. Mrs. Brinton noted that she is a neighbor to the applicants and will abstain from voting.

Motion by Pinto, second by Love, to recommend approval of the request by Blaine Hoopes for a Special Exception for home occupation for screen printing. Four members voted aye; Brinton abstained. Motion carried.

B. ZHB 12-2 – Auto Zone, 3050 Carlisle Road; request for Variance for minimum size of parking space in the Commercial zone.

Erin McCloskey of Bergmann Associates was present on behalf of the applicant. The applicant is requesting a Variance from Section 27-702.1, parking space size. They are requesting spaces measuring 10' x 18' as opposed to the required 10' x 20' because of other requirements on the lot, the sidewalk, setbacks, etc. The proposal is to raze the
building and re-build and bring the space into better compliance. Karen Wilson, C. S. Davidson, noted that she spoke to a representative of the applicants' engineering firm to propose another solution that would not require a Variance. The Planning Commission feels that it's unlikely that the ZHB will grant a Variance in this case. Discussion was held on how to modify the proposal to better comply with the ordinance or to more likely be granted relief. Perhaps they could request a waiver of the aisle width (to 22' not 24') instead of the Variance. How about putting compact car spaces for some of the spaces? Those spaces are smaller than regular spaces. This makes sense to the Planning Commission. The applicant can also note to the ZHB that there are other municipalities that permit smaller spaces as standard. The ZHB will, of course, be looking for a hardship before they grant a Variance. Mrs. Love suggested using a 22' aisle and 18' spaces on one side marked "compact only." Can they get rid of 2' of sidewalk around the building? That would help also. The Variance could conceivably be treated as a di minimus request. Mr. Harlacher suggested using 19' length spaces and a 22' aisle; then they'd be only 1' off, which is definitely within the di minimus category.

Motion by Love, second by Pinto, to recommend approval of the request by Auto Zone for a Variance as a di minimus request for shorter spaces. All members voted aye; motion carried.

C. ZHB 12-3 – Danielle Anderson, 3017 Solar Drive; request for Special Exception for Group Child Daycare Home

Danielle Anderson was present on this application. She currently has an approved daycare in the Township and would like to have a group daycare in order to watch more children and hire a helper. She has already met the Township's requirements but she's requesting the next level of daycare, so she needs to get Township approval again, to prove to the state that the Township approves of the proposal. The state currently permits her to watch six children; to add more children; she needs to have approval and a staff person. With the size of the daycare area in the home, she would be permitted to watch 11 children. The requirement is 40 square feet per child.

Motion by Brinton, second by Love, to recommend approval of the request by Danielle Anderson for a Special Exception for Group Child Daycare Home. All members voted aye; motion carried.

IV. Other Business

Discussion on the zoning review was postponed until Mr. Baranski is present.

Mr. Hoffman noted that NRCS will present a program on Manure Management at the Community Building to which he recommends that Township personnel attend. Mrs. Sprenkel and Maureen App are planning to attend.

Mrs. Sprenkel reported that she received a call from a resident in the Ag zone who would like to be an event planner and hold weddings at her home. There is nothing in the
ordinance that addresses such a use. This use would not detract from the normal agricultural zone activities. When the use is not specified in the ordinance, the Zoning Officer would use the general aspects of the zoning ordinance to regulate. The Zoning Officer would have to address the issues of noise, restroom facilities, and parking, to name a few. How about the new liquor laws – would that affect this particular use? How about if she caters the reception? That would call a different set of rules, certainly. Is this a home occupation? Probably. The Planning Commission members decided not to address this specific issue for now. No one was interested in making any more regulations.

Motion by Love, second by everyone, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary