

Dover Township
Planning Commission Minutes
February 1, 2017

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

I. **Minutes**

Motion by Kauffman, second by Kimball, to approve the minutes of the meeting of January 4, 2017. All members voted aye; motion carried.

II. **Zoning Cases**

None for this month.

III. **Plans**

A. PL 17-1 – Ronald Coleman – 3940 Eagle Scout Road; 3-lot subdivision in the Ag Zone.

David Hoffman was present on behalf of Mr. Coleman. The applicant would like to subdivide the farm into three parcels for agricultural purposes on the corner of Biesecker Road and Eagle Scout Road. The portion being subdivided is on the north side of Eagle Scout Road. This parcel has an existing home, now to be a separate ag lot. The main farm is about 200 acres.

Two waivers are requested. First: orientation to north--to keep the lot in question on one sheet rather than several. Second is to not provide road dedication and widening along Eagle Scout or Biesecker; alternative is to display an alternate ROW on each road and also show a building setback on each road. The applicant does not want to dedicate any additional ROW but has no problem keeping the setback available in case the Township needs to use it in the future. Mr. Myers noted that the staff's concern with this request is that any work that the Township might need to do at the culverts might stray outside that easement. Perhaps, Mr. Hoffman said, the applicant could create a drainage easement for permitting the Township to work near the culvert. Yes, that would work.

Motion by Kimball, second by Kauffman, to recommend approval of the waiver request for Section 501.2.d, north orientation as shown on the plan, indicating that north is shown to the right on sheet 2 of 3 and diagonally on sheet 3 of 3. All members voted aye; motion carried.

Motion by Pinto, second by Kauffman, to recommend approval of the waiver request for Section 22-704.b, road dedication and widening, contingent upon the applicant establishing a drainage easement 25' off the existing ROW on the south side of Eagle Scout Road. All members voted aye; motion carried.

Mr. Myers reviewed his comments on the C. S. Davidson letter dated January 31, 2017. Outstanding comments: 1, GIS disk (Section 22-501.2.A); 2, engineer's signature and seal (Section 22-501.2.F); 3, owner's signature (Section 22-501.2.H); 5, remove the

DEP Code No. block from the cover sheet and remove the soil test locations on Sheet 3 of the plan.

Motion by Pinto, second by Kauffman, to recommend approval of the plan subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 1, 2, 3, and 5. All members voted aye; motion carried.

Motion by Pinto, second by Kauffman, to authorize the Planning Commission Secretary to sign the non-building waiver for the Planning Module. All members voted aye; motion carried.

B. PL 16-1 – Bupp/McNaughton – Bull Road; 196 lots, Age-Restricted Development in the Residential Zone.

No one was present on this plan. Mr. Baranski reported that the applicants are not ready to make the presentation tonight. **Motion** by Pinto, second by Kimball, to *table* this plan until the March meeting. All members voted aye; motion carried.

C. Ileera Health Care – Business Concept; Dover Township Industrial Park

No one was present on this plan/concept. **Motion** by Pinto, second by Kimball, to *table* this discussion. All members voted aye; motion carried.

D. Jonathan Allgyer/Thermal Logistics – 3630 Carlisle Road; Commercial concept sketch plan

Mr. Allgyer, 2736 Willapa Drive, Dover, was present on this sketch plan. This is a Commercial lot on Carlisle Road, between Tower and Dogwood. The applicant would like to develop this lot and put “maxi-storage” on the lot for RVs, boats, contractor equipment, and the like. There’s currently a 20 x 80 building on the lot, and he’d like to add a garage to that building. There’s an apartment building on the lot as well. Proposed lot coverage is well within the 75% permitted. Stormwater plans: if the lot will perk, the applicant would like to put in rain gardens or gravel pits underneath the driveway. He’d like to avoid a retention pond, if possible.

This would be a permitted use in this Zone. There are some additional standards under Section 27-643 with which the applicant would need to comply. Mr. Allgyer would also need to submit an official Land Development Plan, which he’s prepared to do. Mr. Myers suggested that Mr. Allgyer check the area required for parking and turning an RV or large piece of equipment. Will do. Likewise with the lighting and the buffering. That will all be addressed at the Land Development Plan phase.

Mr. Hoffman cautioned Mr. Allgyer to closely examine the costs associated with this project to make sure he is spending wisely. Mr. Allgyer assured him that he has indeed done his homework.

In general, the Planning Commission was supportive of the proposal.

IV. Other Business

Mrs. Sprenkel reported January’s Zoning Hearing Board results: the request for Variance for single-family dwelling on Fox Run Road was *denied*, the Special Exception request for home occupation for musical instrument repair was *approved*.

Motion by Pinto, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:13 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary