Dover Township  
Planning Commission Minutes  
February 2, 2011

Chairman Wayne Hoffman called the meeting to order at 7:03 p.m. Members present: Monica Love, Bill Hansman, Anthony Pinto, Amy Brinton and alternates Eric Harlacher and Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and three citizens.

Mr. Hoffman introduced new alternate Carol Kauffman and welcomed her to the meeting. Mrs. Kauffman gave her background with the Crispus Attucks organization in York.

I. **Minutes**
   Motion by Love, second by Hansman, to approve the minutes of the meeting of January 5, 2011. All members voted aye; motion carried.

II. **Plans**
   A. PL 11-1 – Miriam Lamparter, 2-lot Final Subdivision on Butter Road
      David Hoffman, 2355 Carlisle Road, York, was present on behalf of the applicant. The property is on Butter Road, which bisects the property. One part of the property is zoned Industrial, the other portion, Conservation. The total parcel is 130 acres and it is to be split as the road divides it. This subdivision will leave 49 acres in the Conservation zone and 83 acres as Industrial. Lot 3 will continue its agricultural operations. Lot 2 has a dwelling on it and is also being farmed right now. No further buildings are proposed. Several waivers are requested as outlined below: preliminary plan, some environmental resources, contours, road widening and curbs and sidewalks, water main supply connection, and Lot 2 survey monuments and markers.

      There was some discussion of adjoining properties and owners. Mrs. Love reported that some of the names of the adjoining property owners are incorrect on the plan; she is certain of this, as she lives next to the property in question and her name is incorrect on the plan. Mr. Hoffman will correct the names on this plan, although he took the information from the tax records. Mrs. Love noted that, indeed, the tax records are incorrect and have been for several years. Also, Mrs. Love’s driveway is still incorrectly labeled as “Butters Road.” Mr. Hoffman will attempt to get this changed; he will at least change it on the Lamparter plan. Mrs. Love is a neighbor to this property but feels that she can be impartial for purposes of her examination of this plan tonight.

      Mr. Myers reviewed his comments on the C. S. Davidson letter dated January 25, 2011. Outstanding items: 2, GIS disk (Section 501.2.A); 4, owner’s signature (Section 501.2.H); 7, add “existing non-conforming uses” to the site data table (Section 501.2.N); 8, add fire hydrant to end of Fox Run Road (Section 501.2.O); 10, waiver request for this item should identify which parts of the “environmentally constraining resources” requirement he would like to have waived (Section 501.2.P); 13, signature of Planning Waiver and Non-Building Declaration (Section 502.2); 18, sight distance for driveways, particularly Lot
3 (Section 708.2); and (added) 24, correct the information relative to the adjoining property owners.

Motion by Love, second by Hansman, to recommend approval of the waiver request for Section 501.2.P, environmentally constraining resources to include showing "outstanding, rare, threatened, and endangered and historic trees; and other significant natural features." The applicant has complied with the other requirements of Section 501.2.P. All members voted aye; motion carried.

Motion by Hansman, second by Pinto, to recommend approval of the waivers for Section 304.2 preliminary plan; Section 501.B.18, two-foot contours; Section 704.B, road widening and curbs and sidewalks; Section 601.2.H, survey monuments and markets on Lot 2; Section 713.3.A, water main supply connect to public water supply. All members voted aye; motion carried.

Motion by Love, second by Pinto, to recommend approval of the Miriam Lamparter plan subject to the satisfactory resolution of the following items from the C. S. Davidson letter as outlined above: 2, 4, 7, 8, 13, 18, and added 24. All members voted aye; motion carried.

Motion by Love, second by Brinton, to authorize the Planning Commission Secretary to sign the non-building waiver for Miriam Lamparter. All members voted aye; motion carried. Mr. Hansman signed the waiver form.

III. Zoning Cases
None this month.

IV. Other Business
None at this time.

Motion by Love, second by Hansman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary