

Dover Township  
Planning Commission Minutes  
February 4, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, and Carol Kauffman. Absent: Amy Brinton. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineers Terry Myers and Karen Wilson, Recording Secretary, and nine citizens.

I. **Minutes**

**Motion** by Kauffman, second by Harlacher, to approve the minutes of the meeting of January 7, 2015. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 15-2 – Kathy Bailey, 3591 West Canal Road; request for Special Exception for in-home group child daycare facility

Kathy Bailey was present on this application. She would like to start a family group daycare facility in her home at 3591 West Canal Road. She hopes to start in March or April of this year. This application meets all the specific standards of the ordinance, such as parking, no unsightly conditions, fenced rear/side yard, license application through DPW. Hours of operation: 6 a.m. to 5 p.m., weekdays only. No sign proposed. Eight children at a time, staggered arrival and departure.

**Motion** by Pinto, second by Harlacher, to recommend approval of the request for Special Exception by Kathy Bailey for in-home group child daycare facility. All members voted aye; motion carried.

III. **Plan**

A. PL-15-1, Andre Collins, 3085 Emig Mill Road; 2-lot subdivision  
Andre Collins, 958 Stream View Lane, York, PA, 17403, was present on this application for a 2-lot subdivision at 3085 Emig Mill Road. No waivers are requested. He wants to build a duplex that straddles the dividing lot line.

C. S. Davidson's letter dated January 27, 2015, was reviewed. Open comments: 2, GIS disk (Section 501.2.A); 3, surveyor's seal and signature (Section 501.2.F); 4, owner's signature (Section 501.2.H); 6, Planning Module approval/waiver completion/signature (Section 502.2); 7, sewer and water design approval (Section 502.3); 9, rec fees (Section 718).

**Motion** by Harlacher, second by Pinto, to recommend approval of the Andre Collins 2-lot subdivision, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter above: 2, 3, 4, 6, 7, and 9. All members voted aye; motion carried.

IV. **Other Business**

Sketch plan – 3025 Carlisle Road (old Shur Fine property)

John Snyder, RGS Associates, was present on this sketch plan. The property in question has a 45K square foot defunct grocery store building on it. The applicant would like to remove that building and erect a 32K square foot grocery store, thereby reducing the impervious area. The required buffering between the site and the adjoining residential area will be provided. The same access points will be used. There will be an outparcel that will be used for a food-related use (Mr. Snyder was not at liberty to divulge the exact use of that parcel). The applicant will purchase the property, and the outparcel will be subdivided off to its user. They should show two separate plans. Mrs. Sprenkel noted that the Roadmaster for the Township doesn't like the trees that are placed along Hilton Avenue. Mr. Snyder noted that street trees are indeed required by the SALDO. They could change the trees to shrubs if that would help. How about the movement through the parcel for delivery trucks (tractor trailers)? Around the building to the dock on the south side of the building. Should be no problem, Mr. Snyder feels. How about stormwater? There will be vegetation at the front to alleviate the runoff. A traffic assessment will be required but the applicant is requesting a waiver of the actual traffic study.

Do the Planning Commission members have any problems with the traffic assessment as opposed to the full traffic study? No. Mr. Myers noted that PennDOT is in the process of studying signal timing coordination along Route 74, so that process may have an impact on the traffic assessment for this site.

Discussion was held on EDUs available, sewer and water services, and water use. The applicants will proceed in a timely fashion and will work with the Township Engineer and Zoning Officer to prepare proper plans.

**Motion** by Pinto, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary