

Dover Township
Planning Commission Minutes
February 5, 2014

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

I. **Reorganization**

Mr. Hoffman noted that Monica Love resigned from the Planning Commission; Carol Kauffman will serve as an official member.

Motion by Harlacher, second by Brinton, to appoint Wayne Hoffman as Chairman of the Planning Commission for 2014. All members voted aye; motion carried.

Motion by Brinton, second by Hoffman, to nominate Eric Harlacher as Vice Chairman for 2014. All members voted aye; motion carried.

Motion by Harlacher, second by Hoffman, to nominate Amy Brinton as Planning Commission Secretary for 2014. All members voted aye; motion carried.

II. **Minutes**

Motion by Brinton second by Harlacher, to approve the minutes of the meeting of October 3, 2013. All members voted aye; motion carried. It was noted that there was no meeting in November 2013; the meeting in December was not officially opened, as there was no quorum; and the January 2014 meeting was cancelled due to inclement weather.

III. **Zoning Cases**

No cases this month.

III. **Plans**

A. PL 13-9 –Faire Wynd, Phase III; 46 lots

Byron Trout, Gordon Brown Associates, South Queen Street, York, was present on behalf of the applicant. This is for the remaining 47 lots in this subdivision. Mr. Myers noted that the MPC requires that this plan be reviewed under the appropriate ordinance, the one under which it was originally filed. In 2005, Phase 1 was approved; Phase 2 in 2006; Phase 3, 2014.

Mr. Myers reviewed the C. S. Davidson letter dated December 19, 2013. Outstanding comments: 2, GIS disk (Section 501.2.A); 4, owner's signature (Section 501.2.G); 6, add to Sheet 4 a note relative to the 10-foot stormwater/utility easement; AND add easements to the typical lot diagrams on Sheet 8 (Section 501.2.M); 10, show locations of proposed water services for each lot (Section 601.2.G); 12, public improvement security including the cost to install the walking trail (Section 602.1); 14, grading plan approval; 15, sewer and water design approval (Section 713); and 16, rec fees (Section 718).

Motion by Brinton, second by Harlacher, to recommend approval of the Faire Wynd Phase III plan, subject to the satisfactory resolution of the following open items on

the C. S. Davidson letter dated 12/19/13 as referred to above: 2, 4, 6, 10, 12, 14, 15, and 16. All members voted aye; motion carried.

B. PL-14-1 – Glen Hollow, Phase II Revised; 2-lot subdivision

David Hoffman was present on behalf of the applicant, who proposes to separate a duplex building on a single lot to create two semi-detached residences.

Mr. Myers reviewed the C. S. Davidson letter dated January 23, 2014.

Outstanding items: 1, GIS disk (Section 501.2.A); 2, engineer's signature/seal (Section 501.2.F); 3, owner's signature (Section 501.2.H); 8, provide to the Township a copy of the letter dissolving the two lots from the Condo Association; and added 9: add note to plan to indicate that the residents are still members of the master homeowner's association.

Two waivers are requested: Section 22-501.R, contours; and Section 22-704.b, street widening (to remain at 30 feet). **Motion** by Harlacher, second by Brinton, to recommend approval of the waivers as requested. All members voted aye; motion carried.

Motion by Harlacher, second by Brinton, to recommend approval of the Glen Hollow Phase II Subdivision plan, subject to the satisfactory resolution of the following open items referred to in the C. S. Davidson letter dated January 23, 2014, as noted above: 1, 2, 3, 8, and 9. All members voted aye; motion carried.

IV. **Other Business**

A. **Motion** by Harlacher, second by Hoffman, to authorize the Planning Commission Secretary to sign the Planning Module for Paradise Farms. All members voted aye; motion carried.

B. Randy Rebert – Sports Center Concept

Randy Rebert, 180 Pine Woods Road, Wellsville, was present on this sketch plan for a 9.2 acre vacant parcel on Carlisle Road, near Ace Hardware OR a 24-ish-acre-parcel on Ray Com Road. Mr. Rebert would like to build a sports building with work-out rooms, batting cages, volleyball nets, wrestling areas, indoor soccer. 75 x 150 is the eventual target size of the building. He might start a bit smaller and work toward that goal.

The Ray Com Drive location is in the Industrial Zone. The other property is in the Commercial Zone, and this use would not be permitted (a Variance would be required but not likely to be obtained). Under the new ordinance, Mr. Baranski noted, that this use would be permitted by Special Exception in the Industrial Zone. Mr. Myers offered a few other locations in the Industrial Zone that might interest Mr. Rebert if this location doesn't ultimately suit his needs. In this location, his setbacks would be 50' from all property lines. Buffer zones would also be required with specific screening. Parking requirements depend on the size of the building. Also, in the Industrial Zone, the possibility exists for using another business' empty lot for overflow parking, with previous arrangements being made with that business owner. Temporary parking on the grass fields is permitted.

Advice: look in the Industrial Zone; make a more detailed sketch; present it to the Township to check what he'll need to make it work. The new Zoning Ordinance could conceivably be adopted by this summer; Mr. Rebert will most likely be operating under this new ordinance.

C. Dave Keech – proposal for property at Hilton Avenue and Bull Road

Dave Keech, Rock Commercial Real Estate, and Paul Miller, Jr., owner of Paul Miller Trucking were present on this proposal. Mr. Miller currently operates his business out of Stoverstown, North Codorus Township. He also rents a space on Route 83. Mr. Miller is looking to consolidate his business ventures. The parcel of interest is 160 acres, along Hilton Avenue and Bull Road; he's interested in the lower rear parcel of between 39 and 50 acres, which is accessed via Board Road. The township recently rezoned the area to Commercial, along Hilton Avenue. Mr. Keech feels that Mr. Miller's commercial use would be one of the less demanding uses in this area; vehicle storage, heavy storage; sales and service; vehicle repair and body shop. Proposed: 100 x 150 vehicle storage building; 8K square foot office building. He also needs a warehouse for storage of various materials that belong to his customers. There will be storage of truck trailers.

Commercial zone; what is the actual proposed use? Primary use would be vehicle service, repair, body shop, Mr. Keech says. Mr. Baranski noted that heavy storage, sales, service will no longer be permitted in the Commercial Zone, but will be moved to the Industrial Zone. That might be a problem for the applicant; if he files the plan before the ordinance change, he will be in under the old ordinance, but will make it a non-conforming use, which can affect any future expansion. Mr. Miller should think ahead to expansion and do what he wants to do now and not wait. If he needs to phase the entire plan/schedule, he should do so, but he needs to stick with the schedule.

Mr. Keech feels that this is not a truck terminal. Upon explanation/description, it was agreed that it is not.

How's the business work? Drivers pick up their trailer for the week, go to the customer, pick up merchandise, deliver it or bring it back to the warehouse to store it for the week. The merchandise is off-loaded from the trailer into the warehouse; then it's loaded back onto the trailer and dispatched. The merchandise is not touched or broken down at this location. At this location, the applicant is planning about 8 loading docks. That would be an enclosed metal pole building, sealed off from the weather. It was noted that the trucks would not run idle for more than three minutes (that's the law, and the trucks are programmed to shut off after three minutes). The applicant is looking at possibly adding a fueling station in the future, IF it proves feasible.

Primary use: maintenance of the trucks. The planned facility would have six bays which would house the entire tractor and trailer. Accessory use would be the warehousing.

Big concern is the traffic and the access.

In the interest of full disclosure, Mr. Hoffman noted that he is associated with Hilton Avenue Land Partners.

D. Farrell Property – business concept

No one was present on this concept. The owners (the Pikes) want to put a farm market at their location in the Business Park Zone, which is currently not permitted, but it will be in the new ordinance. He also wants to add a large building to which people bring their merchandise/produce for part of the year, and for the other times of the year, they want to rent the facility out for weddings. Is this a concern for the Township? They would need a use certificate. Is it a recreational hall? Is that use permitted in this zone?

How about calling it a Special Event Venue? At the minimum, the fire chief should inspect any building/area to see that it's safe. Make it a permitted use as an accessory to specific buildings/uses. If the person meets the criteria for the farmer's market area, would he meet the criteria for a wedding venue?

The meeting on March 5 will be at **6 p.m.**, for the work session for the ordinance review portion; the regular meeting will follow at 7 p.m.

Motion by Harlacher, second by Brinton, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary