

Dover Township
Planning Commission Minutes
March 1, 2017

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor Peter Haldeman, Zoning Officer Georgia Sprenkel, Engineers Terry Myers, Recording Secretary, and four citizens.

I. **Minutes**

Motion by Pinto, second by Kimball, to approve the minutes of the meeting of February 1, 2017. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

None this month.

IV. **Other Business**

A. **Motion** by Kimball, second by Harlacher, to authorize the Planning Commission Secretary to sign the Coleman module. All members voted aye; motion carried.

B. Richard Bray was present to discuss a possible subdivision in the Ag zone. He owns a 90-acre property at 1740 Rohler's Church Road and would like to subdivide at the road, splitting the property roughly in half. He would end up with two 45-acre parcels, with 2100' of road frontage. The lots meet the minimum lot size and other lot requirements. He'd like to have some assurance that this would be accepted before actually going through with the subdivision. There is a farmhouse on one part of the lot and a barn on the other side. The Brays would like to build on the lot that currently has the barn on it. The land is totally in the Clean and Green program, which will not change. The land will still be used for agricultural purposes. Mr. Bray will continue leasing his lot to a local farmer, who classes the soils where the Brays will build as "mushroom hay" quality. Mr. Myers noted that Mr. Bray would qualify for three total building rights; he will use one for building his new home and can retain the other two for future use. He will certainly be able to meet the required setbacks for his new home. The current home and barn do not meet the setbacks and are classified as existing non-conformities. Make sure there's plenty of sight distance for the driveway. Overall, the Planning Commission members had no issues about this proposal.

C. Faire Wynd Phase 1, re-subdivision – Planning Module

Motion by Harlacher, second by Pinto, to authorize the proper authority to sign the Planning Module for Faire Wynd, Phase 1. All members voted aye; motion carried.

D. Discussion was held on a possible change to the Zoning Ordinance which would permit a specific business to locate within Dover Township.

Mrs. Sprenkel presented information on a business that wants to come to the Township. The business would need to comply with the Zoning Ordinance requirement that the access drive serving corner or through lots shall be located on the street having the lower classification. The recommendation is to remove this requirement from the Zoning Ordinance and put it into the SALDO. If it's in the Zoning Ordinance, a hardship would be required to be granted a Variance, and there is no hardship in this case. However, if it's in the SALDO, the Board of Supervisors could conceivably grant a waiver of that requirement to permit the business to access onto Route 74. Mrs. Sprenkel agrees, and the members of the Board of Supervisors are also in favor of this change. Makes sense to everyone here. Get the process started!

Motion by Harlacher, second by Pinto, to recommend to remove, in its entirety, Section 27-507, Driveways, AND to recommend to remove all of Section 27-508, Access Drives, from the Zoning Ordinance. *Discussion* – Mr. Myers noted that there are no requirements in the SALDO for driveways. Just removing these sections from the Zoning Ordinance would not accomplish the total goal. Those sections should be included in the **Permit Requirements and Road Occupancy Ordinance**, Section 21-202. All members voted aye; motion carried.

Motion by Harlacher, second by Pinto, to recommend that we insert the Section on Driveways, Section 27-507, AND Access Drives Section 27-508 into Section 21-202, Permit Requirements, AND to recommend that it be included in the SALDO. All members voted aye; motion carried.

Motion by Pinto, second Kauffman, to indicate that tonight's meeting is recognized as a public meeting for purposes of the recommendation to the Board of Supervisors of the zoning change for the access drives, as discussed above. All members voted aye; motion carried.

E. Discussion of Accessory Building – change to Ordinance

Discussion was held on why the Township prevents a property owner from placing an accessory structure on a parcel of land that adjoins his lot. Maureen App asked isn't what's already in the ordinance open to interpretation? Why does the ordinance have to be changed? No change required, then.

On another matter, how about someone who wants to combine lots? Does he need to do a reverse subdivision? Why should he have to pay someone to do a reverse subdivision just to change the lot lines? Are there future ramifications or consequences to just combining these lots? Mr. Myers referred to the SALDO Section 314, Addition to Existing Lots, and found that combining lots requires a reverse subdivision. If an applicant would like to combine two lots, Mrs. Sprenkel will inform the applicant that he or she can request a waiver from the Board of Supervisors. So, how to get this removed from the SALDO altogether? Go to the Board of Supervisors first.

Motion by Pinto, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary