Dover Township
Planning Commission Minutes
March 3, 2010

Chairman Wayne Hoffman called the meeting to order at 7:04 p.m. Members present: Monica Love, Bill Hansman, Anthony Pinto, Robert Wright, and alternate Amy Brinton. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineers Terry Myers and Karen Wilson, Recording Secretary, and three citizens.

New alternate member Eric Harlacher was not present tonight due to illness.

I. Minutes
Motion by Hansman, second by Wright, to approve the minutes of the meeting of February 3, 2010. All members voted aye; motion carried.

II. Plans
A. PL 08-15 – Thunderbird Terrace/Commons

Eric Johnston was present on this plan. A revised plan has been submitted. Street widening has been proposed. Some waivers are requested. It was noted that Steeplechase Drive should continue as Steeplechase Drive and not be named Binsar Drive at one point.

On the waiver request for Section 719.2, the applicant is offering $5,000 in lieu of doing the traffic study. The Planning Commission members previously discussed this waiver and were generally in favor of the fee in lieu of the study. Associated with this waiver is the waiver for curbs/sidewalks/road widening along Fox Run Road; they are proposing a voluntary contribution of $500 per unit in lieu of doing this work. Mr. Myers feels that this amount would be enough to cover any work. A waiver is requested for tree spacing; Mr. Myers recommends allowing the applicant some flexibility on this waiver request. It was recommended that the applicant place 68 trees (one per unit), not necessarily one per lot. They’ve also requested a waiver of public street standards for the private streets, Chipawa Avenue, Thunderbird Avenue, and Delaware Avenue. Delaware Court will be added to this waiver.

Mr. Baranski asked about Homeowners’ Associations for the various stages and types of housing in this development. How about Lot 58? Are two uses proposed on this lot? If the apartment complex is on the same lot as the mobile home park, could this be a zoning issue? Perhaps – the applicant would need to conform to the ordinance requirements for both uses – he must provide the appropriate parking, impervious coverage, density, etc.

Traffic was discussed; it was agreed that this development is not going to adversely affect the area.

It was noted that Binsar/Steeplechase exceeds the permitted length for a cul-de-sac. The applicant has requested a waiver of this length restriction. It was noted that it’s not a true cul-de-sac; it’s mainly for the benefit of the Township public works vehicles.
Motion by Hansman, second by Love, to recommend approval of the waiver request for Section 719.2, payment of $5,000 in lieu of the traffic study. All members voted aye; motion carried.

Motion by Hansman, second by Love, to recommend approval of the waiver request for Section 1103.5.b, street tree spacing, to permit the applicant to place trees within a range of 40' to 100' to accommodate driveways and easements, with a minimum of 68 trees being placed (allowing for one per unit, but not necessarily one per lot). All members voted aye; motion carried.

Motion by Hansman, second by Wright, to recommend approval of the waiver request for Section 704.b, for Thunderbird Ave, Chipewa Ave, Delaware Court, and Delaware Ave to be paved at a width that is less than local street requirements AND that no curbs/ sidewalks be required along Chipewa Avenue and Delaware Ave., Section 704.b. All members voted aye; motion carried.

Motion by Hansman, second by Love, to recommend approval of the waiver request for Section 704.b, table 1, to permit the voluntary payment of $500 per unit in lieu of Fox Run Road curbing, sidewalks, and widening. All members voted aye; motion carried.

Motion by Hansman, second by Love, to recommend approval of the waiver request for Section 704.b to permit the renamed Binsar Drive/Steeplechase Drive to exceed the 500' maximum cul-de-sac length to permit the Township's public works vehicles to not encroach upon any private road in the normal course of their duties. All members voted aye; motion carried.

Mr. Hoffman wants to make sure that the adjoining property owner has all appropriate rights of way for utilities. This has been done.

Mr. Myers reviewed his comments on the C. S. Davidson letter dated February 17, 2010.

Outstanding items: 1, surveyor's signature and seal (Section 501.2.F); 2, owner's signature (Section 501.2.H); 3, Planning Module approval (Section 502.2); 4, approval of the sewer and water design (Section 502.3); 6, determination by the Board of Supervisors whether the Design Engineer is permitted to perform/submit the Environmental Impact Assessment Report (Section 502.5); 7, public improvement security (Section 602.1); 8, stormwater management approval (Section 602.3); 9, approval of soil erosion and sedimentation control plan (Section 602.4); 10, approval of final grading plan (Section 602.5); 17, recreation fees (Section 718.1 and 718.15); 18, the applicant's engineer should submit a formal request in writing to request that the EDUs formerly reserved for Tall Oak Estates be used for Thunderbird Commons (same owner); 19, provide access easement on Lots 1 through 5 to address the proposed controlled access drive; 20, obtain offsite waterline easement from Donald Hoffman; 21, developer shall enter into the Township's Sewer Access Rights Program SARP); 23, submit deed restrictions with final plan (Section 501.2.X); and 24, submit legal agreement pertaining to the access to and maintenance of the private streets with the final plan (Section 703.H.10).

Motion by Love, second by Hansman, to recommend approval of the Thunderbird Commons plan subject to satisfactory resolution of the following items as
mentioned above: 1, 2, 3, 4, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 23, and 24.

Mr. Hoffman addressed Mr. Wright's comment of what happens to the $500 per lot fee in 100 years; should there be an escalation fee? For the first five years, $500; the second five years, $600, for example. Might be a good idea to keep in mind.

*Vote on the motion* — All members voted aye; motion carried.

III. **Zoning Cases**
None this month.

IV. **Other Business**
Mr. Baranski presented the draft of the zoning ordinance for review. The Planning Commission members should be prepared to make a recommendation to the supervisors in April.

*Motion* by Wright, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary