

Dover Township  
Planning Commission Minutes  
March 4, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:05 p.m. Members present: Amy Brinton, Anthony Pinto, Eric Harlacher, and Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Karen Wilson, Recording Secretary, and three citizens.

I. Minutes

**Motion** by Harlacher, second by Pinto, to approve the minutes of the meeting of February 4, 2015. All members voted aye; motion carried.

Brad Hengst – Zane Williams-designed septic system for property at 5550 Pinchtown Road

Property at 5550 Pinchtown Road has a malfunctioning septic system on a small lot. The owner cannot put in a new system because of wet weather springs; the proposal is for small-flow treatment facility. A system such as this is rather a last-resort option when there's trouble with an existing septic system and a new traditional system cannot be used. Mr. Hengst explained the workings of the facility. The permit comes from DEP (not Mr. Hengst) because the discharge goes to the stream. To obtain the permit, first is planning module approval and the Planning Commission's comments and recommendation or approval. Then it's off to the Board of Supervisors for approval and then to DEP for the permit. Mrs. Sprenkel reviewed the questions and answers on the application. All answers were satisfactory. There was a lengthy discussion on the workings of the system, requirements for pumping, rights-of-way by neighbors, nitrate reduction, and the alternatives to this type of system.

**Motion** by Harlacher, second by Pinto, to authorize the Planning Commission Secretary to sign the planning module for the Kip Hershey, 5550 Pinchtown Road, small-flow treatment facility. All members voted aye; motion carried.

II. Zoning Cases

None this month.

III. Plans

A. PL 15-2 – McMaster/Guadalupe and Jimenez; 3223 and 3225 Glen Hollow Drive; subdivision from a "condo" to a single family semi-detached home

Clark Craumer, 65 Protectory Road, Abbottstown, PA 17301, was present on behalf of the applicant. This is a condominium that is to be divided into two separate properties.

Ms. Wilson reviewed the comments on the C. S. Davidson letter dated February 19, 2015. Open items: 1, GIS disk (Section 501.2.A); 3, owner's signature (Section 501.2.H); and (newly numbered) 9, letter dissolving the two lots from the Condo Association.

**Motion** by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 704.b, cartway width and shoulder. All members voted aye; motion carried.

**Motion** by Harlacher, second by Brinton, to recommend approval of the McMaster/Guadalupe and Jimenez subdivision from a condo to two single-family semi-detached dwellings, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 1, 3, and (new) 9. All members voted aye; motion carried.

Mr. Harlacher appreciated Mr. Hengst's being here and answering questions and relaying information about what he sees out and about in the Township.

IV. **Other Business**

**Information only:** The Zoning Hearing Board approved both the Variance request for fence height for Dover Mini Storage and the Special Exception for Group Child Day Care center.

There was a lengthy discussion of stormwater management, DEP, preservation of the Chesapeake Bay watershed area, regulations, etc.

**Motion** by Brinton, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary