

Dover Township
Zoning Ordinance Review
AND
Planning Commission Minutes
March 5, 2014

The work session started at 6:24 p.m. Present: Chairman Wayne Hoffman, Anthony Pinto, Carol Kauffman; Zoning Officer Georgia Sprenkel; Solicitor John Baranski; Engineer Terry Myers; Recording Secretary; and one citizen.

Mr. Baranski presented a draft of the Zoning Ordinance for review. The definitions have been cleaned up for the most part; there are still a few small points to clarify/draft.

The Zoning District information was expanded across the various zones. Of note, added to the permitted uses in the Agricultural Zone was an automotive repair service as an accessory to the principal use. Cabinet-making in the Ag Zone was not addressed with these revisions. This would be a manufacturing use; is that really related to farming?

Discussion was held on Outdoor Recreation uses. Is that a good use of the Commercial land? Add Commercial Recreation Facility use as a Special Exception in the Commercial Zone, and change the Definition.

The Business Park District was overhauled. There might still be some problems with Light Industry and Heavy Industry. [Regular meeting started at this time.]

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

I. Minutes

Motion by Pinto, second by Kauffman, to *table* the approval of the minutes of the meeting of February 5, 2014, as no one here tonight was present last month. All members voted aye; motion carried.

Motion by Pinto, second by Kauffman, to authorize the Chairman to sign the Planning Module for Glen Hollow. All members voted aye; motion carried.

II. Zoning Cases

None this month.

III. Plans

None this month.

IV. Other Business

Discussion was held on the Industrial Zone buffer yard requirements. Mrs. Sprenkel feels that 150 feet is too large, as there are some small lots that could not comply. How about developing a chart with the Industrial Uses and the specifics that would apply? Start with a minimum 50' buffer; Mr. Baranski and Mr. Myers will discuss the uses throughout the Industrial Zone, check the setbacks, and develop the language, and report back to the Planning Commission.

For Sections 27-619 and 27-620, Contractor's Office and Contractor's Yard/Heavy Storage – make the definitions match the uses.

Also, Industrial Park #13, coordinate with Industrial Zone buffer area information.

Mr. Myers had some concerns about “industry definitions.” Need to separate the light and heavy uses and establish standards for those uses.

Landscaping Business/Contractor – no specific standards. Should there be? Yes. Also, add the appropriate part to the definitions. Discussion was held on whether a Landscaping Contractor is included in the Contractor definition? How large does a landscaping business need to be to qualify as a Landscaping Business? Remove Landscaping Contractor; just call it Landscaping Business. Coordinate the definitions. Define Contracting in light of heavy and light. Figure out in what zones these uses will be permitted.

Move Halfway House to Special Exception in the Business Park Zone.

Home Occupation, Business Park, move to Special Exception.

Household Pet Breeding, Agricultural Zone and Conservation, move from Permitted Use and keep in Special Exception.

Roadside Stand – Add to Residential 3 and 4, (include in all zones) as a Permitted Use.

Vehicle Service/Repair/Body Shop – add as Special Exception in the Village Zone.

The work session adjourned at 9:19 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary