

Dover Township
Zoning Review Workshop Minutes
and
Planning Commission Minutes
March 6, 2013

Chairman Wayne Hoffman called the meeting to order at 6:00 p.m. Member present: Monica Love. Absent: Anthony Pinto, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Also present: Acting Zoning Officer Maureen App, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and one citizen.

The Planning Commission continued reviewing the uses and zones on the chart. Starting with Contractor's Office/Shop/Heavy Storage, permitted in the Industrial Zone. Previously, the office/shop was put in the Commercial Zone. RE: heavy storage, keep in the Industrial Zone as a permitted use.

Heavy Storage, Sales, and/or Service – combine this with the previous use, in the Industrial Zone as a permitted use.

Home Occupations – permitted in most zones, except Industrial; add to the Industrial Zone, Business Park, and Commercial. Should be permitted in all zones.

Hospitals – discussion was held on permitting this in the Commercial Zone. Leave as Special Exception in Commercial and add to Business Park as Special Exception. Discussion was held on emergency treatment centers such as MedExpress. The categories are separate enough and the definitions are self-explanatory.

Hotels/Motels – leave as Special Exception in Commercial and add to Business Park as a Special Exception.

[Amy Brinton arrived at this point, 6:29 p.m.]

Household Pet Breeding, Commercial – add to Ag Zone as a permitted use.

[Alternate Carol Kauffman arrived at 6:40 p.m., and Anthony Pinto at 6:42 p.m.]

House of Worship – add R-1 as a permitted use. Leave the rest as is.

Industrial Park – leave as is.

Refining Operations (Raw, Chemical, Grain) – leave as is.

Intense Agricultural Uses – leave as is.

Chairman Hoffman called the regular Planning Commission meeting to order at 7:00 p.m.

Members present: Monica Love, Anthony Pinto, Eric Harlacher, Amy Brinton, and alternate Carol Kauffman. Also present: Solicitor John Baranski, Engineers Terry Myers and Karen Wilson, Maureen App, Zoning, Recording Secretary, and eleven citizens.

I. Minutes

Motion by Love, second by Pinto, to approve the minutes of the meeting of February 6, 2013. All members voted aye; motion carried.

II. Zoning Case

A. ZHB 13-2 – Katie Shepard, request for Special Exception for Kennel in the Conservation Zone, for property at 6421 Harmony Grove Road.

Katie Shepard, 616 Symphony Court, Jackson, New Jersey, was present to request a Special Exception for Kennel. She'd like to put show dogs in a facility on the property; she bathes the animals, conditions and trains them, and shows them. No breeding; no boarding. This property is in the Conservation Zone. She can comply with the regulations in this zone, relating to fencing, minimum lot area, sewage concerns (suggestion made by SEO to install a holding tank for the bath water). Number of dogs varies weekly; probably a maximum of 15-16. She handles mostly sporting breeds – Dalmatians, Golden Retrievers, etc.

Motion by Love, second by Brinton, to recommend approval of the application by Katie Shepard for Special Exception for Kennel in the Conservation Zone. All members voted aye; motion carried.

III. Plans

A. PL 12-3 – Pauline Hull; 3-lot subdivision at 4510 Admire Road; Ag Zone

David Hoffman and Attorney Marc Roberts were present on behalf of the applicant. This plan was before the Planning Commission about a year ago, when there was discussion of building rights for the 54 acres. This plan is a change from the plan that was here a year ago; the applicant took the Planning Commission's advice and made better use of the land. This plan now has two lots of 25 acres and one lot of 1.8 acres. Waiver requested for roadway improvements along Admire Road. Proposed are three driveways onto Admire Road. It was noted that these three lots will be the status quo forever and ever, unless the Township changes the zoning.

Motion by Love, second by Pinto, to recommend approval of the waiver request for Section 22-704.b, road improvements on Admire Road. All members voted aye; motion carried.

Mr. Myers reviewed the comment letter from C. S. Davidson dated March 30, 2013. Open items: 2, (GIS disk, Section 501.2.A); 3, owner's signature (Section 501.2.H); 7 (sewage Planning Module, Section 502.2); 10 (remove Note 11); and (added) 14 – update the site data table to include the residential lot and to include the percentage of non-prime soils for Lot 4.

Motion by Love, second by Pinto, to recommend approval of the 3-lot subdivision for Pauline Hull, subject to the satisfactory resolution of the open items in the C. S. Davidson letter as referred to above: 2, 3, 7, 10, and 14. All members voted aye; motion carried.

B. PL 13-3 – People's Bank; Land Development Plan for 3160 Carlisle Road; Commercial Zone
Jason Brenneman and Burt Cherry were present on this plan. The lot is located south of Walgreen's, and this plan was previously approved as Commerce Bank. Now the property is owned by People's Bank; it's a smaller facility, with less impervious area and one fewer drive-through area.

Mr. Myers noted that a state law was passed extending local approvals; the Township must look at this minor revision through the ordinance conditions that were in place previously.

It was noted that the public improvements are in place except the private improvements for People's Bank.

From the audience, Madelyn Shermeyer, asked about egress onto Carlisle Road. Motorists can go onto Carlisle Road or Alta Vista, depending upon whether one is traveling north or south. Mrs. Shermeyer has a problem with the traffic at this site and is concerned with increasing the amount of traffic.

Can anything be done to discourage access to the front parking lot? A possibility. The architect, Mr. Cherry, answered questions on the traffic issues. They don't want to encourage drive-through customers to cross over, turning left into the parking lot. How about making an enter-only access? Mr. Cherry will review and consider this proposal, which he said seems feasible.

Mr. Myers reviewed the comments on C. S. Davidson's letter dated February 26, 2013. Outstanding items: Zoning, 1, lighting (Section 27-07); Subdivision, 1, GIS disk (Section 501.2.A); 4, owner's signature (Section 501.2.H); 11, sewer and water design approval (Section 502.3); 13, public improvement security (Section 602.1); 14, stormwater management approval (Section 602.3); and 15, overall grading plan approval (Section 602.5).

Motion by Pinto, second by Harlacher, to recommend approval of the Revised Land Development Plan for People's Bank, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: Zoning 1; Subdivision 1, 1, 4, 11, 13, 14, and 15. All members voted aye; motion carried.

C. Sketch Plan – Terra Vista – Davidsburg Road (Gerber Farm); 9 apartment buildings in the R-3

Zone

Joel Snyder and John Snyder, RGS, were present on behalf of the owner of the property, E. G. Stoltzfus. This is a 44-acre parcel, near the intersection of Davidsburg and Admire Roads. In 2004, EGS proposed a large-unit community. At that time the Township desired that Admire Road be extended across Davidsburg Road and join another development. There were problems with the permitting process; then the historical property and the stream were stumbling-blocks, with the PHMC insisting that the historical property be preserved as an example of how a farmstead was expanded. The developer reviewed several options for complying with the ordinances, requirements, etc., taking about two years to do so. The project was shelved; the economy was affected; and now it's back. The property is now zoned R-3.

Proposed: 110 multi-family units; nine 2-story buildings; rental properties of one to two-bedroom apartments, and now the entire historic property is preserved, as is the stream area. ROW to Rock Creek Drive, potential to connect. How about that? Use it as an emergency access? Make the access from Rock Creek Drive a public street? The applicant would rather have their own private street than make a public street. The options are to make it an emergency access only, a one-way street only, or a two-way full access. The Planning Commission would definitely want to see the connection. A ROW is proposed to extend Admire Road in the future. South side is not proposed for development at this time.

Madelyn Shermeyer spoke from the audience as President of the Greater Dover Historical Society. At one time, the Historical Society was interested in preserving the farm property as a museum. They approached the owner (E. G. Stoltzfus) to see if he'd consider donating the property. No response. It was noted that there's a date stone on the property that is older than the current house. Her point was that the current home and buildings are not necessarily that old. The house has been vandalized and is deteriorating. The Township is not interested in maintaining that old property, nor is the local Historical Society. Mrs. Shermeyer feels that the property is in too much disrepair to be saved. Over the years, the Gerber family members were interested in saving this homestead; that's how the PHMC and the Army Corps of Engineers got involved.

Mr. Hoffman feels that the Planning Commission and Township will work with the applicants to resolve the historical issue.

Mr. Myers has some down-stream stormwater concerns. The applicant and Township should work together to improve the stormwater management situation downstream. How about the sewer connection? There is a sewer line running to the side of the stream. Green areas should be sufficient, but the engineer will work with the applicant.

Another suggestion: the access off of Admire – consider emergency vehicle access, please. They will certainly do so. It was noted that in place of the farmstead, there will likely be open space and a sign to

enter the development.

The applicants' next step should be to schedule a meeting with the Army Corps and the PHMC to discuss the reasoning for preserving this farmstead. Mrs. Shermeyer will gladly attend that meeting if that would be helpful.

If the applicant is permitted to go through the farmstead area, their access will line up with (extend) Admire Road, as originally planned.

Mrs. Brinton voiced a concern over possible increased crime in the apartment areas. It was noted that this would be run by a management community. "Upscale" means increased rents, finishes within the apartment units. All these factors tend to attract a higher caliber of renter. Rents would be around \$1000 per month, give or take a couple of hundred.

IV. Other Business

Motion by Love, second by Pinto, to authorize the Planning Commission Secretary to sign the Planning Module for Shelly's Restaurant. All members voted aye; motion carried.

Motion by Love, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Julie B. Maher, Recording Secretary