Dover Township
Planning Commission Minutes
March 7, 2012

Chairman Wayne Hoffman called the meeting to order at 7:03 p.m. Members present: Monica Love, Anthony Pinto, Eric Harlacher, and alternate Carol Kauffman. Absent with prior notice: Amy Brinton. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and five citizens.

With Mrs. Brinton being absent, Mrs. Kauffman will be seated as a voting member for tonight’s meeting.

I. Minutes
The minutes of the meeting of February 1, 2012, should reflect that Mr. Myers was not present at that meeting.

Motion by Love, second by Pinto, to approve the minutes of the meeting of February 1, 2012, with the above amendment. All members voted aye; motion carried.

II. Plans
A. PL 12-1 – Wayne Gross – 2361 Tower Drive; 2-lot subdivision
David Hoffman, 2355 Carlisle Road, York, was present on behalf of Mr. Gross. There are two properties involved, each with a residence on it. This plan transfers a piece of land (creating Lot 2) to the existing lot on Tower Drive. Both properties are served by public water and sewer; the residual portion has public water and on-lot sewage. The lot with the brick rancher on it will now own all the outbuildings. Setbacks are appropriate and within the ordinance requirements.

Waivers requested: contours (Section 501.2.R), man-made features within 400’ of the site (Section 501.2.O), and road widening, curbs and sidewalks (Section 704.B). Mr. Hoffman requested another waiver tonight, the waiver of identifying the streets within 400’ of the tract (Section 501.2.W).

Discussion was held on Comment 15, connection to the public sewer. This lot could conceivably be subdivided again. The Planning Commission does not recommend the connection with this subdivision.

Discussion was also held on Comment 18 (second section) and the waiver of curbs and sidewalks.

Mr. Myers reviewed the comments on the C.S. Davidson’s letter dated February 23, 2012. Outstanding comments are: 2 (GIS disk, Section 501.2.A); 3 (owner’s notarized signature, Section 501.2.A); 6 (show well locations and isolation distances on the plan, Section 501.2.O), and 11 (add waivers and section numbers on the plan, Section 501.2.LL).

Motion by Love, second by Pinto, to recommend approval of the waivers as requested: Section 501.2.R, contours; Section 501.2.O, man-made features within 400’ of the site; Section 704.B, road widening, curbs, and sidewalks; Section 501.2.W, identification of streets within 400’ of the tract. All members voted aye; motion carried.
Steve Corsner – Zero Sheppard Drive property

Mr. Corsner, 213 Fleetwood Drive, Red Lion, was present on this request. He and his wife own and operate three trucks, three trailers, and have five employees for their expanding “3 Monkeys Inflatables” business. They would like to put their business on this lot, but it’s currently zoned Residential. They are requesting a re-zoning to Commercial to permit this use. He feels that this lot would not be a good candidate for residential use. They propose to renovate the pole building and eventually the house on this lot. The property is currently surrounded on three sides by Commercial zones/uses.

Mr. Corsner is looking for direction from the Planning Commission as to whether they might look favorably on this re-zoning request. Mr. Myers refreshed the Commission’s memory on the history of this general area with regard to zoning. The lot is accessed via a private lane onto Route 74. Mr. Myers cautioned the Planning Commission to that if the property is re-zoned to Commercial, they might not want a high-use commercial use making use of the access onto Route 74 or through the residential development. The Township would not even consider permitting commercial access through any residential development. If Mr. Corsner sells the property before his plan is realized, any other commercial use would be permitted to move onto this property. It’s worth thinking ahead. The road frontage is onto Sheppard Drive. Should they apply for a Variance for the use rather than a re-zoning? What about a hardship? The hardship could be that the pole building doesn’t blend in with the residential use. Is there an access or ROW onto the Giant lot, next door? How about through Stauffer’s?

Mr. Baranski feels that the easements are too much in question for the Planning Commission to recommend to re-zone it right now. Dealing with the neighboring business uses could be tricky. The applicant should nail down the access and ROW issues before he purchases the property or even files a plan. The Township/Zoning Hearing Board would be able to impose conditions for access if a Variance were granted. Mr. Baranski asked the Planning Commission to consider if the property lends itself to be a Commercial Zone or just a Commercial use?

From the audience, Madelyn Shermeyer asked for clarification of the owners of adjoining properties. Could the adjacent owner grant a wider access to the applicant?

Mr. Hoffman advised Mr. Corsner to find out where the sewer hook-up would be, if he’s required to hook up to the public sewer if he purchases the property (likely).

The Planning Commission will meet in a work session on March 27, 6:15 p.m., to discuss the Zoning Review.

Motion by Pinto, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary