

Dover Township
Planning Commission Minutes
April 1, 2015

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

I. **Minutes**

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

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 15-3 – Hilton Avenue Partners; 3-lot subdivision; add-on to existing lots
David Hoffman was present on behalf of the applicant. Chairman Wayne Hoffman noted that because he has an interest in this project, he will not be voting on this plan. This project involves a former approved subdivision for Lots 1, 2, 3, and 4; tonight's plan will change Lot 2, which fronts on Bull Road from 10 to 12 acres and Lot 4, which fronts on Hilton Avenue, from 14 to 22; they are adding frontage to Lot 4.

Three waivers requested: wetland location/delineation; cartway widening and curbs/sidewalks; monumentation of some property corners that are inaccessible. Mr. Hoffman noted that these property corners will be marked at a later date. Mr. Myers has a problem with that request; it is the property owner's responsibility to mark these corners. From the audience, Andre Collins noted that it is in the buyer's agreement to pay for the costs involved in the subdivision. The reason for not marking them now is that the farmer doesn't want to plow the field around the markers. It was also noted that the former subdivision plan for this parcel included this same waiver as well as a note on the plan that the corners would be marked within the year. Mr. Myers' problem with the request is that it's unusual and that it would likely be difficult to track as to when the markers get placed. Chairman Hoffman recounted the history of the previous subdivision, noting that the property lines on Lot 2 were adjusted to conform to the natural boundaries of the land. Is the reason for the request reasonable – the reason being that it's an encumbrance to the farmer to have these permanent markers in the field. How about a GPS notation? Might not be accurate enough. How about putting something in the middle of the gravel drive to use a reference? The ordinance states that to establish a lot to transfer property, permanent property markers must be placed. How about showing the property corners that are NOT being put in, refer to the proper note on the plan page; and prior to the issuance of any building permits for Lots 1 and/or 4, these pins must be set.

Discussion was held on the proposed use of the property, with Mrs. Sprenkel noting that it would be good to include on the plan that the proposed future use is commercial.

Motion by Pinto, second by Brinton, to recommend approval of the waiver request for Section 22-601.2H, specifically, that the property corners that are NOT being marked be identified, with a reference to the proper note on the plan page; AND with the understanding that these pins must be set prior to the issuance of any building permits for Lots 1 and/or 4. Three members voted aye; *Hoffman abstained*. Motion carried.

Motion by Pinto, second by Harlacher, to recommend approval of the waiver request for Section 22501-2.P, wetland delineation; AND Section 22-704.b, cartway width and curbs and sidewalks. Three members voted aye; *Hoffman abstained*. Motion carried.

C. S. Davidson's letter dated March 31, 2015, was reviewed. Open comments: 2, GIS disk (Section 501.2.A); 3, engineer's seal/signature (Section 501.2.F); 4, owners' signatures (Section 501.2.H); and 5, provide to the Township proof that a deed combining the properties within 6 months of the transfer of the property (Section 501.2.K).

Motion by Brinton, second by Pinto, to recommend approval of the Final Subdivision Plan for Hilton Avenue Partners, LLC, subject to the satisfactory resolution of the following open items as referred to above: 2, 3, 4, and 5. Three members voted aye; *Hoffman abstained*. Motion carried.

B. PL 15-4 – 3025 Carlisle Road (old ShurFine property); Land Development Plan

John Snyder was present on behalf of the applicant. The new property will be a similar use, as a small grocery. There are 11 waiver requests associated with this plan. They are as follows:

- 22-501, preliminary plan
- 22-602. 1 supporting water documentation
- 22-602.8, traffic impact study
- 22-704.b, street standards adjacent to existing streets
- 22-711.1, curbs
- 22-720, environment impact assessment report
- 22-1103.5. 3, street trees
- 22-1103.12.B parking within 6' of building
- 19-301, stormwater management
- 19-309.f, design of rain gardens
- 22-710, sidewalks

Motion by Harlacher, second by Pinto, to recommend approval of the waivers listed above, as requested. All members voted aye; motion carried.

C. S. Davidson's letter dated March 30, 2015, was reviewed. Outstanding items: 2, GIS disk (Section 501.2.A); 3, engineer's signature and seal (Section 501.2.F); 4, owner's signature (Section 501.2.H); 6, provide existing water service location on plan. Abandonment procedures for the existing water service and sewer lateral should be provided (Section 501.2.O); 8, building setbacks along Hilton Avenue and Carlisle Road shall be 50 feet. The proposed setbacks provided on the cover sheet do not agree with the

actual setbacks shown on the plan (Section 501.2.Y). Carlisle Road is an arterial; Hilton Avenue is a collector; 9, a 2-1/2" water service and a 6" fire service are indicated on the plan; however, only one line is shown. Curb stops and water meter pits must be provided for each service. Connection details for the new water services should be provided (Section 501.2.DD); 11, landscape plan approval/seal by Township Engineer, AND add all the lighting details (Section 1102.2.C); 12, Planning Module approval should be obtained (Section 502.2); 13, approval of the sewer and water design from the Public Works Director and Township Engineer (Section 502.3); 16, stormwater management plan approval by Township Engineer (Section 502.8); 18, public improvement security (601.1); 25, submission of proposed lighting plan to determine that the lighting conforms to the ordinance (Section 509); and added 27, either re-number the sheets or add a new Sheet 9.

Motion by Brinton, second by Pinto, to recommend approval of the Final Subdivision Plan of Springlane, LLC, property at 3025 Carlisle Road, subject to the satisfactory resolution of the following open items referred to above: 2, 3, 4, 6, 8, 9, 11, 12, 13, 16, 18, 25, and added 27. All members voted aye; motion carried.

IV. Other Business

A. Brian Kimball – outdoor trap, skeet, rifle, pistol, archery range regulations

Mr. Kimball, 6245 Salem Run Road, Dover, was present. He'd been before the Supervisors to discuss possible ordinance changes to Section 645, governing the above uses. He had some concerns and was asked to get some further information and give some input on his concerns and possible remedies. He is proposing to put each activity (outdoor trap, skeet, rifle, pistol, or archery range) into its own subsection. A copy of the proposed amendments to the ordinance was reviewed, with Mr. Kimball giving his changes and the reasons for each change. It was noted that the current ordinance lumps all of these activities together, and Mr. Kimball feels that they should be separate. The Planning Commission members agreed.

Mr. Baranski noted that Mr. Kimball's use/location is "grandfathered" in as an approved use. He went over the conditions and procedures for any other range to be approved. The Planning Commission members agreed that the current ordinance needs to be modified, and Mr. Kimball's input is valuable. These changes will be added to the list of amendments to be considered.

B. Bupp/McNaughton Plan – Age-restricted community

Joel McNaughton, 4400 Deer Path Road, Harrisburg, 17110, was present on this proposal. They own the Faire Wynd subdivision, an age-targeted community, in the R-3 zone. They would like to expand this use to the Bupp farm, zoned R-1. Currently, there's an approved preliminary plan for 132 single-family detached lots. They would like to modify that approved plan and the ultimate buildings to 192 single family semi-detached lots. There would be a clubhouse, pool, and walking trails. Mr. Baranski verified that this is not the same as the other semi-detached problem lots in the Township (Glen Hollow) which are currently being subdivided to give each homeowner his/her own lot, instead of having two homes on one lot.

The applicants would like to extend the Age Restricted Use by Special Exception to the R-1 zone. Mr. McNaughton shared his proposed amendments to the ordinance, Sections 27-605 and 27-404. They are proposing 3 units per acre. They are proposing to connect the walking trails of Faire Wynd and the new development. Discussion was held on the finer points of distinction between duplexes and semi-detached homes.

Well done on the proposed changes, the Planning Commission members agreed. It will be added to the new round of proposed changes.

C. Zoning changes – Attorney John Baranski

The YCPC changes were presented to the Board of Supervisors, and the Board members advised Mr. Baranski to make the changes. That means another hearing for the Planning Commission, at which time the shooting range changes and the McNaughton changes may be reviewed. A hearing will be held at 6:30 p.m., Wednesday, May 6, to entertain amendments to the zoning ordinance.

Also to be considered, mini cell towers. The Supervisors asked the Planning Commission to consider the zones within which these 35' tall cell towers should be permitted. The Board of Supervisors suggested removing the language that says that public utilities are permitted in any zone. The Planning Commission members agreed to defer to Mr. Baranski's expertise and knowledge.

Motion by Pinto, second by Brinton, to authorize Mr. Baranski to move the zoning draft forward with the YCPC changes for an advertised public meeting on *May 6*, 6:30 p.m. to include the Kimball changes and McNaughton proposal to be discussed at that meeting. All members voted aye; motion carried.

Motion by Pinto, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary