

Dover Township
Zoning Ordinance Review
and
Planning Commission Minutes
April 3, 2013

Chairman Wayne Hoffman called the workshop meeting to order at 6:00 p.m. Members present: Monica Love, Anthony Pinto, Amy Brinton, and alternate Carol Kauffman. Absent: Eric Harlacher. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Recording Secretary and one citizen.

Continuing through the chart of uses –

Junkyards -- currently permitted only in the Industrial Zone by Special Exception. Leave it as is. Is the definition of “junk” up to date? If someone accumulates a pile of trash, could they call it a junkyard? The definition states “any discarded or salvageable articles.” It was noted that the Township has a separate junkyard ordinance. Change the definition to “discarded, salvageable articles.” Remove the OR.

The Industrial Zone was discussed. There’s a bit of disappointment over the extension of this Zone up to the Ag zone.

How about a landfill? Mr. Baranski will check.

Kennel – permitted by Special Exception in Conservation, Ag, and Commercial. Leave it as is. Four dogs equals a kennel which requires a kennel license. Mr. Baranski noted that “if they are considered pets, there is no limit” according to a local court ruling.

Laundry/ Laundromat, Dry Cleaning – add to Business Park as a Permitted Use and Village as a Special Exception.

Medical Laboratory, currently permitted by Special Exception in the Commercial Zone. Add to Business Park as Special Exception.

Mini-Storage Facility – permitted in Commercial and Industrial Zones. Add to Business Park as Permitted Use.

Mobile Home Park – permitted in the R4 zone. Leave as is.

No-Impact Home-Based Business – currently permitted in Conservation, AG, Village, R1, R3, R4, and Crossroads Village Zones. Add to Industrial, Business Park, and Commercial as Permitted Use.

Outdoor shooting range – currently permitted in Conservation and Ag zones by Special Exception. Add to Industrial Zone as a Special Exception. Is five acres large enough? Yes.

Public and Private School – permitted in R1, R3, and by Special Exception in the Commercial zone. Add to Business Park and Village as a Special Exception.

At 7 p.m., the workshop meeting was recessed.

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton, Anthony Pinto, Monica Love, and alternate Carol Kauffman. Absent: Eric Harlacher. Present on

behalf of the Township: Solicitor John Baranski and Zoning Officer Georgia Sprenkel. Also present: Recording Secretary and one citizen. Chairman Hoffman noted that Mrs. Kauffman will be seated as a voting member for tonight's meeting.

I. Minutes

Motion by Love, second by Brinton, to approve the minutes of the meeting of March 6, 2013, as presented. All members voted aye; motion carried.

II. Plans

None at this time.

III. Zoning Cases

None at this time.

IV. Other Business

The zoning cases from March were resolved as follows: ZHB 13-1, Lartz, request for Variance for setback was *denied*; ZHB 13-2, Shepard, request for Special Exception for Kennel was *approved*.

Motion by Love, second by Pinto, to authorize the Planning Commission Secretary to sign the Planning Module Component4A for Dollar General. All members voted aye; motion carried.

Motion by Pinto, second by Love, to adjourn. All members voted aye; motion carried. The regular Planning Commission meeting adjourned at 7:05 p.m.

Returned to the Zoning Review workshop –

Public Utility Buildings, Service Structures – permitted in Commercial and Industrial, and by Special Exception in all other zones. Move Business Park to Permitted Use from Special Exception.

Public/Semi-public Facilities and Uses – Add Commercial and Business Park as Permitted Use.

Quarries – permitted by Special Exception in Industrial Zone. Leave as is.

Shallow Resource Recovery – permitted in the Industrial Zone. Leave as is.

Research Laboratory/Product Development – currently permitted in the Business Park and by Special Exception in the Industrial Zone. Add as Permitted Use in the Industrial, Commercial Zone and in the Business Park (move BP and I from SE).

Residential Conversions – currently permitted by Special Exception in the R3 and R4 zones. Leave as is.

Retail Sales and Services, with no drive-thru – currently permitted in the Business Park by Special Exception. Add to Commercial, Business Park, Village, Crossroads Village as Permitted Use.

Retail Sales, excluding adult, greater than 1,500 square feet – remove entirely.

Riding Academy or Boarding Stables – currently permitted by Special Exception in the Conservation and Ag zones. Add to Conservation, Ag, and Village as Permitted Use (remove CV and A from SE).

At 8:45 p.m., the workshop meeting adjourned.

Respectfully submitted,

Julie B. Maher,
Recording Secretary