Dover Township
Planning Commission Minutes
April 4, 2012

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

I. **Minutes**
   Motion by Love, second by Pinto, to approve the minutes of the meeting of March 7, 2012. All members voted aye; motion carried.

II. **Plans**
   A. PL 12-2 – Auto Zone – 3050 Carlisle Road, Land Development Plan
      Erin McCloskey of Bergmann Associates was present on behalf of the applicant. The proposal is to place a store at 3050 Carlisle Road. The existing building will be razed; new parking and landscaping will be added. There will be 70% impervious area. All parking spaces will comply with the ordinance. Waivers requested:
      (1) Section 22-707.2.H, drive aisle width at 22' instead of 24'; is this a workable solution? There was a discussion on the bollards, the curb and sidewalk area, and whether vehicles will be damaged in this parking setup. With the bollards closer to the sidewalk, the sidewalk will not be handicapped-accessible. With the bollards closer to the parking spaces, there's a risk of damaging the vehicles.
      Motion by Pinto, second by Love, to recommend approval of the waiver request for Section 22-707.2.H, the drive aisle width of 22, not 24'. All members voted aye; motion carried.
      (2) Section 22-704.B, additional ROW required along Carlisle Road (requesting 60' not 80'). The feel that the 80' ROW would make the site less desirable and would put the applicant in the position of requesting some Variances, which they would likely not be granted. Will the decreased ROW distance affect the rest of the street which is at 80'? Without a justifiable improvement to the lot, the Township cannot force the applicant to dedicate any additional ROW. The waiver is for ROW only; they meet the cartway width and are putting in curbs and sidewalks.
      Motion by Love, second by Brinton, to recommend approval of the waiver request for Section 704.B, additional ROW. All members voted aye; motion carried.
      (3) Section 22-712.2.J.2, minimum slope of less than 20%; they are proposing slopes of 33% or 3 to 1.
      Motion by Love, second by Harlacher, to recommend approval of the waiver request for Section 22-712.2.J.2, increased slopes. All members voted aye; motion carried.
(4) Section 22-719, traffic impact study; they are requesting this waiver because they feel that the former use on this site, a restaurant, generated more traffic than this store use will generate.

Motion by Pinto, second by Brinton, to recommend approval of the waiver request for Section 719, traffic impact study. All members voted aye; motion carried.

(5) Section 1103.5.B, street trees; there's a sidewalk there; there's other landscaping on this lot.

Motion by Brinton, second by Pinto, to recommend approval of the waiver request for Section 1103.5.B, street trees. All members voted aye; motion carried.

(6) Section 1103.12.b, to not be required to put landscaping around the building, between the parking spaces and the building. They are putting in a sidewalk, not landscaping.

Motion by Pinto, second by Love, to recommend approval of the waiver request for Section 1103.12.B, no parking lot shall be located closer to a building than 6' to allow adequate room for landscaping. All members voted aye; motion carried.

(7) Section 1103.12.D, minimum 10% landscaped area in parking lot. No landscaping is planned within the parking lot area. There is other landscaping around the perimeter.

Motion by Love, second by Brinton, to recommend approval of the waiver request for Section 1103.12.d, parking lot landscaping. All members voted aye; motion carried.

Mr. Myers reviewed the C. S. Davidson letter dated March 29, 2012. Open items include the following: 2, GIS disk (Section 501.2A); 3, Surveyor's certification (Section 501.2.F); 4, owner's signature (Section 501.2.H); 6, existing and proposed easements and ROWs and purposes (Section 501.2.M); 11, Public Works Director's approval of sewer and water design and verify the depth of the existing lateral and whether it can or cannot be used (Section 502.3); 13, Engineer's approval of stormwater management plan (Section 502.8); 15, public improvement security (Section 602.1); 16, submit copies of approved PennDOT permit (Section 602.12); and 22, add pedestrian easement (Section 501.2.M).

Also, from the Fire Marshal, there was a comment about tractor trailer access to the site. It appears that this has been addressed.

Motion by Love, second by Pinto, to recommend approval of the Final Subdivision Plan of Auto Zone, Inc., subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 2, 3, 4, 6, 11, 13, 15, 16, and 22. All members voted aye; motion carried.

B. PL 12-13 – Pauline Hull – 2-lot subdivision, Admire Road

Paul Brinkman, 2355 Carlisle Road, was present on behalf of the applicant. They are proposing to subdivide two building lots from the farm; the lots will remain in Agricultural use. In 2007, the applicants divided the north side from the south side. There were three dwelling rights associated with that subdivision. Each new lot will use one of the dwelling rights and the third dwelling right will remain with Lot 2, thereby
permitting that owner to subdivide that lot once more. The issue will be prime soils and
the lot size of that final lot. Should they consider using the third building right, creating
the third building lot with this subdivision? Right now, the soil is all good tillable land.
It’s possible that the soil map is too general and they could re-test and reclassify the soil.

Jim Hull was also present, on behalf of Pauline Hull. He explained that they would
like to transfer the two large lots to his children and reserve the third building right to sell
if his mother, Pauline, needs funds.

Mr. Baransky’s interpretation of Section 5.A.3 indicates that if they want to reserve
or set aside the third lot, they need to do it now, as one of these resulting lots cannot be
further subdivided later. If they can find a place on the large parcel of 50+ acres that
would accept a building lot, they should identify it and then subdivide the two larger
parcels off. Upon further consideration, Mr. Baransky could see the point that the three
building rights were established with the original subdivision in 2007. In the future, if
they want to use that third building right, and the soil is still prime, they would need to
request a Variance to be able to build on the prime soil area. Can they put the third
building lot on Lot 3 instead? Or is the entire area of both new lots prime? It appears
that this might be a possibility. However, identifying a suitable on-lot septic disposal area
might be a problem. The soil map was reviewed.

If they can solve the third building right area before this subdivision is finalized, it
might make it easier all around. On the third, smaller lot, up to 20% can be prime soil.

Motion by Love, second by Brinton, to table this plan until further information can
be received. All members voted aye; motion carried.

C. PI. 12-4 – Steven and Donna Miller – 2-lot subdivision, George Street
(Juskenabrit Drive)

Clark Craumer was present on behalf of the applicants. Former Lot 21, 9-4 acres,
is to be subdivided. The two acres around the existing house and leave the remaining
parcels with the rest of the larger farm parcel. There will be a maintenance agreement for
the driveway.

Mr. Myers reviewed his comments on C. S. Davidson’s letter dated March 28, 2012.
Outstanding items are: 2, GIS disk (Section 501.2.A); 3, owner’s signature (Section 501.2.H);
10, provide maintenance agreement document for review (no section); and 13, new deeds
for Lot 21 and combined Lots 28 and 21A (no section); and the parcel history note should
be reconciled.

Motion by Love, second by Pinto, to recommend approval of the 2-lot subdivision
plan of Steven and Donna Miller, subject to the satisfactory resolution of the following open
items from the C. S. Davidson letter referred to above: 2, 3, 10, 13, and the reconciled parcel
history note. All members voted aye; motion carried.

D. Agricultural Security Area Acknowledgment – Jerry and Patricia Leib, 3440
West Canal Road; 76 acres – Ag zone

Discussion was held on whether this property should be included in the Ag Security
area; what exactly does this designation mean, and it was recommended that an aerial
photo should be consulted. Mrs. Sprenkel presented the map; this property is mostly
surrounded by farmland. Mr. Myers provided a 3" aerial view of the area to illustrate the surrounding area.

Motion by Pinto, second by Love, to acknowledge the request by Jerry and Patricia Leib to include their property of 76 acres on Canal Road in the Agricultural Security Area, and to recommend that the Board of Supervisors look favorably on the request. All members voted aye; motion carried.

III. **Zoning Cases**
None this month.

IV. **Other Business**
None at this time.

Motion by Love, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:24 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary