Dover Township
Planning Commission Minutes
April 6, 2016

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:06 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor Chris King, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and four citizens.

I. **Minutes**

Motion by Kauffman, second by Pinto, to approve the minutes of the meeting of March 2, 2016. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

None this month.

Sketch Plan – Robert Nedzel, Pine View Drive

Mr. Nedzel was present on this proposal which involves a parcel showing a Township road at 30' wide, not 36, with a 400' cul-de-sac. He's planning semi-detached home and/or single-family homes, mostly the semi-detached. There would be two acres for a homeowners' park. This is in the R-3 zone. Density is permitted at five units per acre. The proposal falls within those limits. Looks like a lot of street and very few houses. If he built apartments, he wouldn't need a public street. The Township is not totally enamored of apartments, although he is permitted to build them in this zone. Mr. Pinto noted that there are no other similarly constructed homes in this area. If he made townhouses or condos, he could get away with a private street or access drive. Of note is the nearby stream. The property is not listed in the floodplain. Mr. Nedzel noted that every time he's checked after snow melt, the stream area has been dry, but he's only owned this property since February of this year. Discussion was held on the location of the ROW and the street specs. The street requirements for a Township road might very well make the project cost-prohibitive. The applicant might not be able to realize any profit on the project -- the street would be too expensive and he'd need to charge too much for each unit. How about parking? If parking is only permitted on one side of the street to park, what do visitors do? Mrs. Sprenkel and Mr. Hoffman don't like the idea of the narrower street. This parcel would be served by public water and sewer. The applicant would be requesting a waiver of curbing and sidewalks.

In general, the Planning Commission is not opposed to the concept. It would be a good location for a single-family home. Likely a single-family home would look better and have better acceptance by the neighbors. As for ordinance requirements, etc., he's permitted to build this development as proposed. The Planning Commission just doesn't want him to make the wrong decision and be dissatisfied in the future. Should he make the road a private street rather than a Township-approved road? And make condominiums? That would be better received by the Township, although, from the audience, Maureen

App noted that there have been complaints about the narrow streets and parking problems in another development.

IV. **Other Business**

James Price

Mr. Price was present. He noted that the re-zoning of the Canal Ridge Development on Canal Road from R-1 to R-3 was denied by the Board of Supervisors on March 14, 2016. He also noted that the Planning Commission and YCPC recommended approval of the proposal. He feels that this is a good plan and was quite disappointed with the Board's decision. He's not interested in walking away from the plan.

Mr. Hoffman reminded Mr. Price that the property was zoned R-1 when he purchased the property. Yes, that's true. Mr. Price had a preliminary plan approved by the Township. Mr. Price feels that he cannot now market those homes as originally presented, because the lot costs would be prohibitive for the housing prices. He changed the plan to propose different homes to make his profit margin better, and that was the option that the Supervisors denied. There apparently was a great hue and cry from the audience members at the Supervisors' meeting about the change in construction plans. The residents were concerned that Mr. Price was planning some sort of Section 8 maximum density housing.

It was noted that during the planning process, Mr. Price was told that the zoning was going to be changed. He proceeded under that understanding.

From the audience, Supervisor Stefanowicz spoke, asking if there's a possibility of creating a third option between single-family homes and high-density housing to make that bridge. He also noted that the Supervisors did not have an actual plan in front of them at that meeting.

If Mr. Price were to proceed, he would build the least expensive units he can. He also spoke of the possibility of donating the land to Habitat for Humanity.

Mrs. Kauffman asked if municipalities are required to provide appropriate, affordable housing. Mr. King noted that there has to be a zone available, not necessarily to approve that type housing. The municipality cannot deny a plan based on the type of housing proposed.

There was a discussion between the Planning Commission members and Supervisor Stefanowicz concerning the R-3 and R-1 zones, of housing, developments, etc. Mr. Myers noted that a few years ago, the Township did away with the R-2 zoning classification. Might that be the "bridge" that the Supervisor is looking for? Mr. Harlacher feels that the ordinance requirements are trumping common sense. Should apartments be removed from R-3 to R-4? How about the Borough's Delwood area near the elementary school? What's the criteria for those single-family homes? They seem to be rather close together. Find out by the next Planning Commission meeting! Also figure out the criteria, logistics, and ramifications of reinstating the R-2 zone. Think about moving the apartment classification out of the R-3 zone. Is the Special Exception process still a good idea? Is this the Township's problem to fix? Why? What is best for the Township? Good question… and one with multiple answers, depending upon who is asked.

Motion by Harlacher, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary