Dover Township
Planning Commission Minutes
April 7, 2010

Chairman Wayne Hoffman quite authoritatively called the meeting to order at
7:05 p.m., using a most confident bang of the gavel. Members present: Monica Love,
Bill Hansman, Robert Wright, and alternates Amy Brinton and Eric Harlacher. Absent
with prior notice: Anthony Pinto. Also present: Zoning Officer Georgia Sprenkel,
Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and two citizens.

New Alternate Planning Commission member Eric Harlacher was introduced and
welcomed.

I. Minutes
Motion by Love, second by Wright, to table the approval of the minutes of the
meeting of March 3, 2010, as those minutes were unavailable for review tonight. All
members voted aye; motion carried.

II. Public Meeting
A Public Meeting was convened for the purpose of discussion/comments on the
Zoning and Subdivision and Land Development Ordinances.
Ms. Love made the following suggestions for the Zoning Ordinance

1. All citations should include the wording “Dover Township Subdivision and
Land Development Ordinance” when referring to a particular section of the SALDO.
Not all references are consistent and should be so. (I did not include all the references
that Ms. Love cited to Mr. Baranski in this meeting; he’d said he would address them.)
2. At the end of a section, where there are references to adoption dates, will all
those dates remain in the text? Likely so, to give a ready history of each amendment.
3. Change all “should be” references to “shall be.”
4. Section 408, specific standards, buffer yard is required – what buffer yard is
required? Each section that mentions buffer yards should refer to the appropriate
SALDO section on buffers/screening. Buffers and screening should be in compliance
with (the appropriate) Section, etc. Make the language less subjective.
5. In the 600 Section, in referring to a collector or arterial road, all references
are to the Dover Township Comprehensive Plan, which unfortunately does not define
either of those roads. There is no definition for an arterial road in any Township
document. Also, there were several roads that were not included in the list. Remove
any references to collector roads.
6. Section 402, page 51, question on further subdivision for 1.5 acres or more.
Ms. Love thought it was going to be 3.0 acres or more, not 1.5 acres. Discussion was
held on whether 3.0 acres is enough to subdivide, to split into two 1.5 acre parcels.
Gross lot area or net lot area? For each tract “...that is less than 25 acres...”
7. Section 406, R-4 residential, why does a mobile home park have "N/A" for minimum parcel size? Add a minimum lot size for this item – 10 acres for the park.
9. Section 410, flood plain overlay section, page 76 – is this the latest model ordinance? Wasn't there an adoption in September? Mr. Myers will ensure that the SALDO section matches the latest adoption.
10. Section 507, driveways, Section 507.2.B, shouldn't the distance between the first and second driveway be 40 feet, not 25 feet? Twenty-five feet seems awfully close together. Better yet, make it 50' between driveways on the same lot.
11. Section 513, Campus-Style development – where it says 2030%, should be 30%, then Item J2 should be 10'.
12. Section 513, Item N, should be 50'.
13. Section 604, page 99, Adult-Oriented Facility - distance from adjoining property/use; remain as is.
14. Section 611, page 104, personal occupancy or camper for more than 28 days? This is not intended as a permanent living arrangement. Remove "or 28 consecutive days."
15. Section 27-616, A2, conflict between what's permitted in commercial and industrial; personal and commercial uses. Remove language about structure or facility for the personal tower/use, which is Section B1, 2, 3, and 4. Also, remove "any facility for serving this zone..."

Mr. Wright asked if a buffer must be replanted after a certain length of time if the plants are damaged or removed by an act of nature.
16. Section 625, garden center, buffer yard; Section 627, greenhouses/nursery, buffer yard; Section 628, remove "in no instance should exceed 10." It was also noted that this use is a permitted use in the Conservation Zone, but that some requirements may be waived by the ZHB. Did these requirements come from the Federal information? This section will remain unchanged.
17. Section 629, halfway house, ambiguous language – "only residents of the halfway house may reside there" and "on the premises in order to benefit from the services provided."
18. Section 630, heavy storage, Item 2, should read "shall not be used for ..."
19. Section 633, hotels/motels, questionable item is "and shall not be part of the minimum setback requirement."
20. Section 636, industrial parks - remove first sentence of Item 1.
21. Section 636, industrial parks - 5A, streets, parking or building areas. (Not buffer areas.)
22. Section 636, Item 15, terminals, etc., must be farther away from buildings. (First sentence.) Which buildings?
23. Section 638, junkyards, Item 3, add "opaque" fencing. It was noted that two acres is not very large for a junkyard.
24. Section 643 mobile home park – "buffer planting strip #2, minimum width of 50'."
25. Section 646, public or private schools – junior high school -- 5 acres, 250'.
26. Section 648, add "opaque" fence.
27. Section 649, "quarry." Remove "unless such requirement is waived..." At this point, 9:19 p.m., Mr. Wright left the meeting.

28. Section 703, schedule of required parking spaces, all of part 7 – dwelling units parking – two spaces per dwelling unit.

29. Section 705, layout of parking facilities – incompatible with Section 708 requirements. Remove when a parking area abuts... Add fencing or landscaping

30. Section 706, question on water quality. Remove last sentence.

31. Section 710, Item 3, "... except for deliveries..." add "and construction."

32. Section 801, Items 3 and 4, projecting signs – consolidate 3 and 4 about projecting over a public sidewalk.

33. Section 806, discrepancy between static and intermittent moving images. Mr. Baranski will review this section.

Mrs. Sprenkel had a request. The Majestic Midways property is zoned commercial in the back and residential in the front. Mrs. Sprenkel would like to change the front to commercial. Should be no problem.

Mr. Hoffman noted that in Section 637 – intensive poultry facility – minimum farm size is 25 acres throughout the ordinance, but in this section, it’s 20 acres and should be changed to 25 acres.

Also, under Odor Management Plan – there is no such plan. Remove 5A and 5B.

Mr. Hoffman recommends not sending this on to the Supervisors without seeing the final, formatted version. The rest of the members agreed.

Motion by Hansman, second by Love, to table making a recommendation on this document until all changes have been made, the formatting is complete, and the final version is ready for inspection. All members voted aye; motion carried.

III. **Plans**
No plans this month.

IV. **Zoning Cases**
No cases this month.

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

The meeting adjourned at 9:53 p.m., with no formal motion.

Respectfully submitted,
Julie B. Maher,
Recording Secretary