Dover Township
Planning Commission Minutes
May 4, 2011

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

It was noted that Mrs. Kauffman and Mr. Harlacher will be voting members for tonight’s meeting.

I. Minutes
Motion by Hansman, second by Love, to approve the minutes of the meeting of April 6, 2011. All members voted aye; motion carried.

II. Plans
None this month.

III. Zoning Cases
A. ZHB 11-2 – John Zeigler – 4780 Paradise Road; request for Special Exception for Home Occupation; firearm sales and gunsmithing in the Ag Zone.

Mr. Zeigler was present on this request. He would like to do firearm sales and gunsmithing in the basement of his house. Business will be by orders and appointment only. He needs Township approval before he can submit his federal application. He engages in this business now. There will be Internet sales and special orders; no inventory. He anticipates one or two customers at a time. He has an alarm system in place. The parking requirements have been met. He is required to meet all the federal guidelines and rules.

Motion by Hansman, second by Love, to recommend approval of the request for Special Exception by John Zeigler for home occupation of firearm sales and gunsmithing. All members voted aye; motion carried.

B. ZHB 11-3 – Michael Knokey – 1651 Virginia Avenue; request for Special Exception for Home Occupation; tattoo artist in the R-3 Zone.

No one was present on this application, so the Planning Commission did not review the case.

IV. Other Business
Grandview Golf Course discussion
Stacy McNeil, Esquire, was present on behalf of the applicant. They are requesting further discussion and more information before they proceed with the draft of the text amendment proposal for the zoning ordinance. The applicants would like to keep the golf course operating as long as possible. They need to add another use to the property to make
make that financially feasible, though. They are proposing a seven-story, 85' high building, building upwards instead of outwards in order to keep the open space for the golf course. The property is currently in the Commercial Zone and is next to a Residential zone. The applicants feel that an age-restricted Mixed-Use Commercial zone would be more appropriate for this area and this use. The lower level of the building would be occupied by service businesses for the convenience of the residents living in the housing units above. They are proposing an amendment to the ordinance for the Commercial zone. The units would be rentals for age-restricted tenants. They would ideally like to have 90% occupancy by age 55 and over tenants.

Ms. McNeil distributed another rendering/picture of the proposed building as well as pictures of buildings of similar height in the York area. She noted that the Shiloh fire department has a ladder of sufficient height to deal with a fire on the site if necessary.

As for traffic, the owner is willing to install a light, but that's ultimately up to PennDOT. The owner is in conversation with the adjacent property owner to include another access drive.

From the Planning Commission members: is this proposal acceptable in Dover Township? Mrs. Love and Mr. Hansman feel that it's acceptable. Selling the units is another matter entirely, but that's not the Township's problem. If the plan moves forward, what would be the impact on the Township and its residents? Mr. Hoffman noted that traffic-wise, it's tough for a business along Route 74 because of the difficulties with ingress and egress. It might not be as great a location for another business as the applicants think it could be. A different access than Route 74 would be idea; the problem with making another access drive is that the applicant doesn't own the property where the drive would be proposed. The Planning Commission members aren't interested in seeing another traffic light along Route 74, so a rear access drive is more desirable and recommended. The applicants would ultimately like to have a traffic light at this location.

From a zoning standpoint, Mr. Hoffman noted that this applicant is asking the Township to re-do all the requirements for the Commercial zones in the Township. How can the two parties come to an agreement wherein each party wins? Mr. Baranski noted that this proposed zone would actually limit the location of any building such as this to an applicant with this type of proposal. The changes are not intended to apply to each Commercial zone in the Township. Ms. McNeil suggested that the proposal is for an overlay type of zone. How about if the applicant “tweaks” the current age-restricted housing requirements? Can the applicants/attorneys/engineers/staff get together and figure something out? Sure; they'll meet and discuss.

Mrs. Love suggested that the height be tied to the setback and acreage. She suggested a 1:1 ratio, starting at the standard 35' height requirement. The applicants are amenable to this recommendation.

Mrs. Kauffman asked about the historic house that is on the property. Is there a way to keep this house on the property to keep some of the historic component of Dover Township? Ms. McNeil said probably not; the area where the house is will either be parking or part of the large building. It was noted that the old building is in disrepair and the golf course owners are not interested in maintaining the structure. Perhaps the new building could have some architectural elements of the old building as a reminder of what was there. Mrs. Kauffman feels that Mrs. Love's suggestion of tying the height to the
setback and lot size is a good one. That would permit more tall buildings for the future so that the Township doesn't have just one tall building. Mr. Hoffman noted that it's a good idea to have the golf course and building have the look of an upscale area.

From the audience, Atty. Bob Katherman addressed the idea of the applicants having to sell the units. He feels that there is a real demand for leased properties for use by the age group 55 and over. Many people this age do not want to sell their house and buy another one; they'd rather lease the residence. He is confident that this will be a big draw for the Township.

Terra Vista – zoning change
John Andrews, Esquire, of McNees, Wallace, and Nurick was present on behalf of the applicant. This property was recently rezoned from R3 to R1 and the applicant is requesting a return of the property to R3. They are respectfully requesting that this change be included with the next raft of zoning changes. They are not requesting any action be taken in a hurry.

They want the area to be returned to R3 because the plan that they submitted previously is drawn for R3; duplexes are included, which are not permitted in the R1 zone. If the plan were to proceed and the units built, each duplex would be nonconforming. Mr. Hoffman noted that the owners have noted that they aren't going to do anything with the property in the near future. Does the owner want to change the plan at this point? Possibly, but they would still want it to be zoned R3. The request will be included with the other amendments to the ordinance. When the request is to be discussed at the Planning Commission or other meeting again, Mr. Andrews will be notified.

New zoning changes or issues
Mr. Baranski presented the changes that the Planning Commission members discussed last month. He noted that under Bulk and Area Requirements, relative to Business Park – he kept two areas separate – one if creating a Business Park, one if modifying a Business Park use. Discussion was held about a possible 30-ish acre parcel that could be affected by this Business Park change. They discussed the R3 and R1 zones.

Discussion was held about changing the map, which would theoretically affect the Comp Plan, and what happens if the map is changed anyway. Mr. Baranski will check to see if the zoning map must match the future land use map in the Comp Plan. He will have information for next month's Planning Commission meeting.

All ideas and suggestions will be collected and presented as a group at the next zoning change.

From the audience, Madelyn Shermeyer asked where the solar farm use is included in the ordinance. It is listed as an energy-related use, in the Conservation and Agricultural zones as Special Exceptions. Is there a discrepancy in the lot size requirements? A solar farm requires 50 acres minimum; is there a five-acre maximum permitted in the Ag zone? Discussion was held; the ordinance was perused. There probably aren't too many parcels of 50 to 100 acres in the Conservation zone. How about in the Ag zone? Is the Ag zone for growing things or producing things?
Mrs. Love has a list of items to address; she will send that list to the Planning Commission members to review and to discuss next month.

**Motion** by Hansman, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary