Dover Township
Planning Commission Minutes
May 5, 2010

Chairman Wayne Hoffman called the meeting to order at 7:00 p.m. Members present: Monica Love, Bill Hansman, Anthony Pinto, Robert Wright, and alternate Eric Harlacher. Alternate Amy Brinton was absent with prior notice. Also present: Zoning Officer Georgia Sprekel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and two citizens.

I. Minutes
   Motion by Love, second by Hansman, to approve the minutes of the meeting of March 3, 2010. All members voted aye; motion carried.
   Motion by Wright, second by Hansman, to approve the minutes of the meeting of April 7, 2010. All members voted aye; motion carried.

II. Plans
   No plans this month.

III. Zoning Cases
   No zoning cases this month.

IV. Other Business
   A. Discussion of the Zoning Ordinance and Subdivision and Land Development Ordinance
      The following changes should be made to the Zoning Ordinance:
      Page 27-52, under 5, A, (2), remove “of” so that it reads “For contiguous land in single ownership…”
      In the definitions section, page 27-11, if “sexual conduct” and “sexually explicit nudity” are to be included under the “Adult Theater” heading, those two paragraphs should be indented farther to the right. This is a formatting issue.
      The same goes for “Alternative tower structures through commercial communication” – “transmitting and receiving facility” should be indented farther to the right. Again, a formatting issue.
      Page 27-123, Section 27-614, add the appropriate section number, with the appropriate type of buffer/screening – which would apply? It should read “Screening shall be provided along any adjoining residentially-used or zoned property in accordance with Dover Township SALDO Section 22-1103, buffer planting strip 2.” Add underlined information.
      Also page 27-124, commercial school, Section 27-615, “… in accordance with Dover Township SALDO Section 22-1103, buffer planting strip 2” – so that if the property is not next to a residential zone or use, leave the wording open to the requirements of the ordinance.
Page 27-147, item 3 – change “may” to “shall” and use the wording to refer to planting strip number.

Page 27-157, Section 27-661, change Buffer Planting Strip “II” to “2” – in accordance with Dover Township SALDO Section 22-1103, buffer planting strip 2. Change all IIs or IIs to 2 or 3.

Page 27-54 – F (1) should read, “subdivision for the transfer of land up to a maximum of 1 acre” between two contiguous property owners shall be allowed to resolve on-lot wastewater and/or water problems, or correct irregular lot lines (delete “maximum transfer of 1 acre”) with the following regulations. (Add underlined information)

Page 27-54 - F (2), should read “An area over the maximum lot size on a subdivision will only...” through to the end of the paragraph. (Delete “2-acre”; add “lot size” after the word maximum.) Discussion was held on nitrates and on-lot septic system issues on the maximum lot size. There was discussion of whether or not there is some discrepancy between items (1) and (2).

Page 27-139, industrial park, item 9 was discussed as related to provisions made to control odors, noise, etc., in the industrial zone. It was noted that the use would be permitted by Special Exception, so the Zoning Hearing Board will be in charge of addressing this issue.

Page 27-51, (2) at top of page, add “non-residential” before “Permitted uses...”

Motion by Hansman, second by Pinto, to pass the Zoning Ordinance with the amendments made tonight to the Board of Supervisors for the Board’s review. All members voted aye; motion carried. It was noted that the Board will review this document and send it back through the Planning Commission for a public hearing and final review.

B. The Subdivision and Land Development Ordinance changes were discussed. The YCPC comments were reviewed first. On page 5, Comments and Recommendations, item 1, Conservation by Design, the County is recommending a pre-application meeting. Does the Planning Commission want to have input at this pre-application meeting/stage? Most members of the Planning Commission did not wish to have input; Mr. Hoffman feels that the Planning Commission input would be imperative at the beginning stage for the overall concept that the applicant has in mind. He’s an advocate of the “big picture” for every subdivision. Ms. Love feels that the Engineer and Zoning Officer have the bases covered and that the Planning Commission members wouldn’t be of real help at that stage of the plan.

Mr. Myers recommends that once Step 1 is completed (surveys, identification of existing resources, man-made features, open space areas, etc), the applicant should meet with the staff to discuss street layout, sewer connections, lot sizes, placement of houses, etc. After adjusting the concept plan, the applicant would then come before the Planning Commission. Mr. Myers will adjust the wording.

Item 2, Section 402.B.1, the County recommends that the applicant prioritize the natural and cultural resources in terms of highest to least suitability. Mr. Myers and the Planning Commission members feel that this is unnecessary and is very subjective.
Mr. Myers feels that it’s not up to the Township to address the priorities for the applicant. Item 2 will remain unchanged.

Item 3, Section 402D, do what they say, adding the appropriate section numbers when referring to the Steps.
Item 4, Section 704, YCPC recommended putting Table 1, Street Design Standards, at the end of Section 704. Fine, put it at the end.
Item 5, Section 22-717, Common Open Space/Recreational Design Guidelines — remove references such as “required for developments of 75 lots or more,” etc. Mr. Myers noted that Section 22-718 will take care of the number of facilities required.
Item 6, Section 22-718, the recreation fees must be set by ordinance, not by resolution. Mr. Baranski will research the information, and Mr. Myers will make the necessary correction. It was noted that the rec fee doesn’t need to be within the SALDO itself.
Item 7, spelling errors, etc., throughout the document will be corrected.
Item 8, signed written request for waiver of time — the YCPC advises against including this provision. The Planning Commission members disagree, and the wording will remain as is.
Item 9, Section 22-704, Mr. Myers disagrees with the YCPC recommendation. Forget it.
Item 10, Section 22-704(E) – Mr. Myers will add the appropriate information, using PennDOT design standards regarding “crest and sag.”

Ms. Love had the following changes:
Page 38, add “Unless an extension is granted by the Board of Supervisors, approval of the preliminary plan...” continue to the end of the sentence.
Page 39, delete item 5 under Section 22-313.
Page 39, Section 22-314, add “C. The resulting lots must meet all current applicable zoning requirements.”
Page 39, Section 22-313, discussion was held on the possibility of non-payment of fees and the release of the plan. Under Section 22-313, item 1, at the end of the paragraph, add the sentence, “No plan shall be released by the Township for recording until all fees have been paid in full.”
Page 55, item Y, add at the end of the sentence, “with dimensions and labels” so that the entire item reads “Front, side, and rear building setback lines with dimensions and labels.”

It was noted that in the section all “Urban” references, such as at the bottom of page 65, have a font issue. Clean up these mistakes.
Page 77, Section 708.9.C, driveway approaches shall be installed ... should be 1½”, not 12” above the adjacent highway...”
Page 78, delete 5, Access Minimum Width. Ten feet.
Page 88, top of page — reword as follows: “consider jogging trails and exercise areas in an “age-restricted project.” (Not adult oriented project)
Page 91, Section 22-719, item 3, By Whom Prepared — remove “who shall be mutually agreed upon by the developer and the Township Board of Supervisors.”
Page 95, Section 22-720, item 3, By whom prepared – remove “who shall be
mutually agreed upon by the developer and the Township Board of Supervisors."

**Motion** by Hansman, second by Pinto, to send the SALDO as amended tonight to the Board of Supervisors for review. All members voted aye; motion carried.

**Motion** by Wright, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary