

Dover Township
Zoning Ordinance Review
and
Planning Commission Minutes
May 7, 2014

Chairman Wayne Hoffman called the work session to order at 6:05 p.m. Members present: Anthony Pinto, Carol Kauffman. Absent: Eric Harlacher and Amy Brinton. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineer Terry Myers, Recording Secretary, and one citizen.

Mr. Myers presented a revised document related to the Industrial Zone and its screening and buffering requirements. The document referred to the SALDO's screening and buffering requirements as well. Mr. Myers explained the differences between the types of screening and the width of the buffer area for light, medium, and heavy industrial use. Mrs. Kauffman asked what happens if a medium use owner sells the property to a heavy use owner, and the screening area is not available. That is definitely a possibility, and the new use would need to meet the requirements for the site.

Mr. Myers proposed for a light impact Industrial use, a buffer width of 20' using screening 2; for a medium impact, a 30' buffer width with screening 3; and for a heavy impact, a 50' buffer width with screening 3. It was noted that Section 27-411.5 will need to be re-written to coordinate with Mr. Myers' proposal. What about if two heavy industrial uses border each other? Does each one have to have a large buffer yard with screening? The "Screen Buffer Planting Requirements" table in the proposal might need to be revised (add sub-categories of Industrial uses).

In Section 27-708, parking lots were discussed with regard to permitted distance from the property line. How about shortening that distance for adjoining commercial lots? Mr. Myers feels that it's fine; no change required.

The proposed changes will be incorporated into the new ordinance.

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton, Anthony Pinto, Eric Harlacher (arrived at 7:07 p.m.), and Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineer Terry Myers, Recording Secretary, and five citizens.

I. **Minutes**

Motion by Pinto, second by Kauffman, to approve the minutes of the meeting of April 2, 2014. All members voted aye; motion carried.

II. **Zoning Cases**

No cases this month.

III. Plans

A. PL 14-2, Brookside Motors Land Development Plan, 3885 Carlisle Road
Robert Sandmeyer and Bill Thornton were present on behalf of the applicant. This land development plan includes a new building and expansion of the current parking area. A storm water basin will be included. The new facility will be connected to the public sewer (abandonment of their current septic system). It's already served by public water. A service center will be included on this property.

Motion by Brinton, second by Harlacher, to recommend the waiver for Section 720.3 for the Environmental assessment report to be prepared by an in-house person rather than an independent engineer. All members voted aye; motion carried.

Waiver requested for Section 1103.5, street trees on Carlisle Road. **Motion** by Brinton, second by Pinto, to recommend approval of the waiver request. All members voted aye; motion carried.

Waiver requested for Section 1103.12.B, parking lot closer than 6' to the existing building and the new building for landscaping. **Motion** by Brinton, second by Pinto, to recommend approval of the waiver as requested. All members voted aye; motion carried.

Waiver requested for Section 1103.12.D, to waive interior landscaping due to the nature of the proposed use. Discussion was held on whether interior landscaping should be required or not. The applicants would rather not have interior landscaping trees, because of sap, leaves, birds, dirt, etc. They would rather make the outside look attractive with flower beds, other shrubs, etc., as opposed to interior landscape trees.

Motion by Brinton, second by Pinto, to recommend approval of the waiver as requested. Four members voted aye; *Kauffman opposed*. Motion carried.

Waiver requested for Section 308.3.7, fence around detention area. Discussion: the heaviest storm could fill the basins with 4 to 5 feet of water for 36 hours or so. The basins are large and would require extensive fencing. The applicants feel that the creek is more of a danger than the basin. It was noted that the applicant would like to fence the entire eastern side of the property. Mr. Sandmeyer noted that unfortunately, with the number and the size of the easements running across this property, continuous fencing will be difficult to accomplish. **Motion** by Brinton, second by Harlacher, to recommend approval of the waiver as requested. All members voted aye; motion carried.

Waiver requested for Section 301.11, to permit storm water detention area within setback. Again, the easements running through the property prevent the applicant from complying with this requirement. **Motion** by Brinton, second by Kauffman, to recommend approval of the waiver as requested. All members voted aye; motion carried. Supervisor Steve Stefanowicz, Carlisle Road, had a question about traffic flow for this proposal. Mr. Thornton addressed his concerns.

Mrs. Sprenkel asked what happens to any discarded car parts or junked cars. Discarded car parts are recycled; towed or wrecked cars generally don't remain on the lot for very long. It was noted that there is some inside storage for that type of vehicle. There will definitely not be any type of junkyard. Mr. Thornton assured the Township that the lot will remain looking spiffy, as it's in the best interests of everyone.

Mr. Myers reviewed his comments from C. S. Davidson's letter dated April 11, 2014. He suggested opening up the parking lot/traffic flow a bit to make it easier to

navigate. They will consider. Outstanding items from the letter: 1, GIS disk (Section 501.2.A); 2, engineer's signature/seal (Section 501.2.F); 3, owner's notarized signature (Section 501.2.H); 7, show environmentally constraining resources (quantify water course) (Section 501.2.P); 12, Planning Module approval (Section 502.2); 13, sewer and water design approval (Section 502.3); 17, stormwater management plan approval (Section 502.8); 18, public improvement security (Section 602.1); 19, soil erosion and sedimentation control plan approval (Section 602.4); 20, easement documentation (Section 602.9); 24, flow meter for new water service; 25, sewer cleanout detail; 26, Township needs to provide additional sewer requirements necessary for the expansion of the vehicular service facility; 29, lighting plan (Chapter 27); and (added) 31, add the additional waiver of Section 1103.11 to the plan.

Paving was discussed. The applicants would like to refrain from paving some of the parking area. They could add phases to the plan to accomplish this in stages. The intent should be clearly marked on the plan, including a time frame within which to accomplish the proposal. They might request permission from the Board of Supervisors to not pave the entire area but put some stone down.

Regarding Comment 8, screening against the residential area would be near impossible due to the height difference between the Commercial and Residential Zones. Is a waiver required for the screening along the southern or south-eastern border? Possibly. The applicant verbally requested a waiver for Section 1103.11, screening against the Residential Zone, along the eastern corner of the property near the southern property line. **Motion** by Brinton, second by Pinto, to recommend approval of the waiver for Section 501.2.Z. After the realization that this is the incorrect Section reference, **Motion** by Brinton, second by Pinto, to *amend* the above motion to properly reference Section 1103.11, striking the reference to Section 501.2.Z, granting the waiver as requested for Section 1103.11. All members voted aye; motion carried.

Traffic study numbers were discussed in Comment 14; it was noted that the increase in traffic volume in and out during peak hours was rather low. Mr. Myers feels that even doubling or tripling the current numbers would not require turning lanes, a signal, etc. Question from an audience member was how many employees will be coming from the Manchester Township facility? Perhaps another 10 employees. It was noted that this number was not actually included in the traffic study numbers, but it will not put the projections over the top.

Motion by Pinto, second by Harlacher, to recommend approval of the Land Development Plan for Brookside Motors, subject to the satisfactory resolution of the following open items from C. S. Davidson's letter discussed above: 1, 2, 3, 7, 12, 13, 17, 18, 19, 20, 24, 25, 26, 29, and 31. All members voted aye; motion carried.

IV. Other Business

FYI, the Zoning Hearing Board granted Lifestyle Foods the Special Exception for Agribusiness as requested. Discussion was held on the response of the neighbors following the ZHB's decision.

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

Respectfully submitted,

Julie B. Maher,
Recording Secretary