

Dover Township
Planning Commission Minutes
June 1, 2016

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and three citizens.

I. **Minutes**

Motion by Pinto, second by Hoffman, to approve the minutes of the meeting of April 6, 2016. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

None this month.

IV. **Other Business**

William Often – 3223 Alta Vista Road, concept discussion

Mr. Often, 180 Aspen Drive, Dillsburg, 17019, was present on this proposal which involves a use certificate for a non-conforming use for the property at 3223 Alta Vista Road. Mr. Often wants to operate an auction house on the property. The property is in the R-3 Residential Zone and has been vacant for three to four years. LifeStyle Foods previously had a sales agreement to purchase the property to put a food packaging business in the building. LifeStyle Foods received a Variance (dated June 8, 2015) for the food packaging business. The offer to purchase was withdrawn, and the property is back on the market. Prior to that possibility, the property housed a well-drilling business, and indeed, that same owner still owns the building. Mr. Often wants to purchase and use the building on Saturday nights for auctions, 4 to 9 or 10 p.m. He currently has an auction business elsewhere.

The ZHB approved the LifeStyle variance for that use in the Residential Zone. Because it's been vacant for that number of years, the property will need to be re-approved for the use desired by this applicant. Mr. Often would need to apply for a Variance from the Zoning Hearing Board. Of possible use to Mr. Often is the fact that the previous applicant sort of laid the groundwork for a non-residential use on this property.

Mrs. Sprengel noted that the ZHB was quite concerned with the truck traffic that the LifeStyle Foods use would generate. Mr. Often's proposal would generate no truck traffic, save their own truck for transport. The only traffic would be vehicles (likely 75 or so) of people attending the auctions on Saturday night.

Mr. Often was urged to consider that this use is in a residential area, so mind the noise. Mr. Often has spoken to the neighboring residents, who so far have not voiced any opposition to this use. There will be no changes to the building itself, just some minor

repairs to get it ready for this use. There will be a concession stand inside. Total square footage is just over 11,000.

The Ordinance was checked to find out how to classify the use. Retail? Flea market? Special event? Perhaps the use was missed in the latest round of ordinance corrections... not outside the realm of possibility.

For the ZHB presentation, the applicant was advised to provide information, such as photos of all sides of the property, drawings of the layout of the inside and outside, screening, parking layout with dimensions, sewage and stormwater considerations, etc. Good advice; will do. Consider the signs to be placed, too. What size is permitted? Uncertain at this point. And would it be lit, flashing, etc.? Not at all. There's a sign on the building now. The applicant wants just a basic sign; include the proposal with the application. How about lights in the parking lot for customers returning to their vehicles at night? They have security, and there will be lights on the building. They are not required to have parking lot lighting, and if they decide to do so, they should consider the neighbors, as before, making sure the lights are shielded. No problem.

The Planning Commission members had no problem with the concept, as long as the parking, screening, and sign issues are addressed and the neighbors are considered all along the process. Mr. Often can now make his formal application to the Township for inclusion on the Planning Commission agenda for July if possible; then it's on to the Zoning Hearing Board for consideration.

Motion by Kauffman, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary