Dover Township
Planning Commission Minutes
June 2, 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 alternates Amy Brinton and Eric Harlacher. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineers Terry Myers and Karen Wilson, Recording Secretary, and five citizens.

I. Minutes
Motion by Love, second by Hansman, to approve the minutes of the meeting of May 5, 2010. All members voted aye; motion carried.

II. Plans
A. Affordable Auto Sales – Land Development Plan (located mostly in Dover Borough)

David Hoffman, 2355 Carlisle Road, York, was present on behalf of the applicant. This plan involves a property at 121 South Main Street in Dover Borough. The applicant would like to add to the property/auto sales business. Most of the plan is indeed located in the Borough, but the access way is in the Township, as are the parking spaces and storm water control facilities. The Dover Borough Planning Commission has recommended this plan for approval. Mr. Hoffman noted that he did not attend the Borough Planning Commission meeting, so he does not know of any neighborhood concerns with this expansion. Someone at that meeting evidently had a concern with the access on this property, and Mr. Hoffman feels that, because of the way the property is laid out, the proposed access is the most sensible point of ingress/egress. There are some stormwater concerns which are being addressed. There were questions about the size of the trucks accessing this property. Mr. Hoffman noted that the delivery trucks to this site are 30' long. It was noted that this access is being used for the business now.

Motion by Hansman, second by Wright, to recommend approval of the Land Development Plan of Affordable Auto Sales, subject to the satisfactory resolution of the storm water or any other engineering issues. All members voted aye; motion carried.

B. PL 10-1 – Brownstone Manor – 24-lot subdivision

Mark Allen, Alpha Consulting Engineers, was present with Marty Dwyer on behalf of the applicant. This plan involves 2.8 acres in the Brownstone Manor development, 24 duplex lots. This is a fairly minor deviation from the original plan for this area, and Mr. Myers said that it’s in line with the preliminary plan.

Mr. Myers reviewed C. S. Davidson’s comments dated April 28, 2010. There are quite a few open items, many of which are minor, mainly because this engineering firm hasn’t done many plans in Dover Township, plus there was no in-house meeting between the parties yet. It was noted that this proposal was before the Planning
Commission before, with the commission members making some suggestions for the location of the duplex units. This plan tonight shows the revisions as suggested. There are multiple phases to this proposal, with the time line showing completion in 2022 or so. The numbering of the phases might a bit confusing to track, Mrs. Sprencel noted. She would like it to conform to the original phasing numbering. The applicant/engineer will meet with the Township Engineer to work out the details of this numbering. Mr. Allen is willing to conform to the Township’s wishes. Mr. Myers recommends that the applicant complete Phase 2, then Phase 3, then Phase 4B, then make the connection to South Salem Church Road. Mr. Dwyer feels that their best bet would be to complete the duplexes right now. He noted that it's a difficult prospect to predict the future of the housing market to determine what types of houses will sell and which section of the subdivision to focus on next. He certainly hopes that the project doesn't drag out until 2022.

From the audience, Maureen App noted that the Township has not issued a permit for the pool yet, and she suggested that the pool be inspected prior to even filling the pool for testing. Mr. Dwyer noted that, unfortunately, he’s had some trouble with some of his contractors, which he's addressing.

Mr. Myers said that the lot details look like the lot coverage is in excess of 35%; they will correct. Also not quite correct is the open space requirement

Outstanding comments: 1, GIS disks (Section 501.2.A); 3, engineer's signature/seal (Section 501.2.F); 4, owner's signature (Section 501.2.H); 6, phases/time line, street names (Section 501.2.J); 7, existing and proposed drainage easements and ROWs (Section 501.2.M); 8, provided zoning data (Section 501.2.N); 14, deed restrictions, if any (Section 501.2.X); 17, location of proposed sanitary sewer laterals, water mains, water services, and fire hydrants (Section 501.2.DD); 20, Planning Module approval (Section 502.2) and PA DEP code number (Section 601.2.L); 21, sewer and water design approval (Section 502.3); 22, overall grading plan approval (Section 502.7); 23, remove “Land Development” designation from the plan (Section 601.2.B); 24, street addresses (Section 601.2.C); 27, location of proposed survey monuments and markers (Section 601.2.H); 28, five lines in Planning Commission signature block (Section 601.2.K.2 and Section 601.2.K.1); 29, public improvement security (Section 602.1); 31, soil erosion and sedimentation control plan approval (Section 602.4); 32, no dead-end streets; provide temporary turnaround with detail (Section 703.H.8); 39, recreation fees (Section 718.1 and Section 718.15); 40, SARP agreement; 41, traffic impact agreement with fees paid at time of building permit application (Section 719.2.C); 42, provide table showing total area of open space for each phase; 43, revise Storm Pipe Trench Detail on Sheet 8 per the Township Construction Specs); 46, remove Lot Grading Detail on Sheet 8; 49, street trees to be placed minimum of 10’ from sewer laterals and minimum of 5’ from water services. Sewer laterals and water services shall maintain a minimum separation of 5’; 50, phasing plan (see discussion above); 52, provide Type “C” inlets with 8’ and 10” reveals at all low points. Provide underdrain at all storm sewer low points, extend 50’ in each direction. No inlets shall be located adjacent to any driveways; 54, 30’ buffer yard and screen is required along the perimeter of the adjacent recreational lot #320 (Section 27-410.4.B.(2)(i); 55, add notes regarding construction specifications; homeowner’s association responsibilities; no construction/plantings in easements; and approved
building identification and proper address numbers; and added 56, HOA document approval by Township solicitor.

Mr. Dwyer noted that Phases 1 and 2, and Phases 3 and 4 will have different Homeowners Associations. Mr. Baranski will need to review the HOA documents prior to final approval, per added comment 56 above.

From the audience, Madelyn Shermeyer had a question about the size of the temporary cul-de-sac. After checking the plan, it was determined that it should be large enough; it exceeds the requirements of the ordinance for radius and diameter.

Maureen App asked when property pins are placed. It varies with the stages of the development. Mr. Myers suggested that for a duplex, it’s pretty important that the dividing wall is placed properly. Mr. Dwyer wholeheartedly agreed and noted that the owner of the development is quite particular when it comes to the surveying of his properties.

Motion by Hansman, second by Wright, to recommend approval of the plan, subject to the satisfactory resolution of the following open items: 1, 3, 4, 6, 7, 8, 14, 17, 20, 21, 22, 23, 24, 27, 28, 29, 31, 32, 39, 40, 41, 42, 43, 46, 49, 50, 52, 54, 55, and 56. All members voted aye; motion carried. Mr. Hoffman strongly urged Mr. Allen and Mr. Dwyer to take care of the majority of the open items before going to the Board of Supervisors meeting. No problem.

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

IV. **Other Business**
Mr. Myers had a few clarifications on the amendments to the SALDO/Zoning ordinance that the Planning Commission discussed last month.

Recreation facilities, Section 717, the requirements are now recommendations.

Traffic – curves, sags, speed – Mr. Myers will engineer in a safety factor.

Mr. Wright asked if a farmer (Agricultural use) wants to make a solar farm on his property, does that make it an industrial use? Mr. Baranski checked the ordinance and found that the ordinance does indeed address this very issue.

Motion by Wright, second by Hansman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary