

Dover Township
Zoning Review and
Planning Commission Minutes
June 3, 2013

Chairman Wayne Hoffman called the Zoning Review meeting to order at 6:00 p.m. Members present: Monica Love, Amy Brinton (arrived at 6:24), Eric Harlacher (arrived at 6:25), and alternate Carol Kauffman. Absent: Anthony Pinto, with prior notice. Also present: Zoning Officer Georgia Sprenkel, Solicitor Seth Springer, Engineer Terry Myers, Recording Secretary, and three citizens.

Chairman Wayne Hoffman called the meeting to order at 6:08 p.m. From the audience, Shane Beck, 2560 Tower Drive, 467-5586, reported that he had raw sewage in his basement from two rainstorms. Sewage was shooting six feet into the air out of the basement toilet ... twice. Mr. Beck had been to the Township before about this problem. This is near the Brownstone development. Any progress addressing this problem? Mr. Myers noted that it's not stormwater, but sanitary sewage. Something is backing up, obviously, to cause this problem. Mrs. Love noted that the Township personnel have been working on identifying problems in this area. Mrs. Beck noted that Chris from the Township contacted her to see the basement and he didn't follow up with her to make an appointment. Mr. Myers suggested some sort of valve on the line. Mr. Beck is fine with that, but he's asking the Township to install it and maintain the line, since it's public sewer. The Becks are fearful because rain is forecast for this weekend. Mr. Myers tried to reassure them, saying that the groundwater table is not high at this time, so two inches of rain will likely not have any effect on the Becks' issue. Also, the Planning Commission is not really the correct panel to have this discussion. The Supervisors will be informed, and hopefully a solution can be found.

Continuing with the chart, Rooming House; permit by Special Exception in the R1, R3, R4, Agricultural, Village, Conservation zones. Need to have a limit on the number of bedrooms. Permitted use in the Business Park, Commercial zones. Limit the number of roomers to four, (doesn't include family members); each sleeping room limited to one person per room/bed and the house shall be owner-occupied.

Service Station/Convenience Store – add as permitted use in the Business Park zone. Discussion was held on tanks, canopies, overhangs, accessory structures, and setbacks. *Tank set-backs will be discussed at the next workshop meeting.*

Shallow Resource Recovery – no changes.

Chairman Wayne Hoffman called the regular meeting of the Planning Commission to order at 7:06 p.m.

Members present: Monica Love, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Absent: Anthony Pinto, with prior notice. Also present: Zoning Officer Georgia Sprenkel, Solicitor Seth Springer, Engineers Terry Myers and Karen Wilson, Recording Secretary, and four citizens.

It was noted that Carol Kauffman is seated as a voting member tonight.

I. Minutes

Motion by Love, second by Harlacher, to approve the minutes of the meeting of May 1, 2013. All members voted aye; motion carried.

II. Plans

A. PL-13-4 – Glen Hollow Phase 5; tabled from last month

Last month, Attorney Baranski wanted to check old subdivision plans to see if the lots were actually created prior to this subdivision. The county tax map did not indicate that these two parcels were already laid out and established but the subdivision plan of Glen Hollow Phase 5 from 1990 actually had the lots shown on the plan. There are some non-conformities with the setbacks on the exterior boundaries; the Township didn't want to create any non conformities. The condo association will be dissolved between each two parties.

Open items from the C. S. Davidson letter dated April 30, 2013: 1, GIS disk (Section 501.2.A); 2, surveyor's signature AND minimum error of closure shall not be less than 1 part in 10,000 (Section 501.2.H); 3, owner's signature (Section 501.2.H).

Motion by Love, second by Kauffman, to recommend granting the waivers for contours (Section 501.2.R) and street widening (Section 704). All members voted aye; motion carried.

Motion by Love, second by Brinton, to recommend approval of the Glen Hollow Phase 5 Revised subject to the satisfactory resolution of the following open items referred to above: 1, 2, and 3. All members voted aye; motion carried.

Motion by Love, second by Harlacher, to authorize the Planning Commission secretary to sign the Glen Hollow non-building waiver. All members voted aye; motion carried.

B. PL-13-5 – Paradise Farms; 7-lot subdivision (Hively Farm)

David Hoffman was present on behalf of the applicant. This is a 129-acre farm on Paradise, Pinchtown, and Pine Hill Roads. The applicants would like to create a 27-acre lot to hold the existing landscaping business on Paradise Road. On Pinchtown Road, Lot 5, will be absorbed into Lot 3; Lot 3 will be attached to the neighboring (Moritz) farm. Lot 4 will be attached to the Crone Farm.. Another 29+ acres lot 6 will be attached to the Moritz farm. Another 25 acre parcel Lot 7 will be created. Lot 2, which is 35 acres, will be created as a separate lot.

Waiver requested for road improvements on all three roads, and Mr. Hoffman verbally requested a waiver for wetland delineation (Item 9 of letter). C. S. Davidson's letter dated June 4, 2013, was reviewed. Open items: 2, GIS disk (Section 501.2.A); 4, owner's signature (Section 501.2.H); 12, street addresses (Section 601.2.C); 14, Planning Module approval (Section 601.2.L).

Motion by Love, second by Brinton, to recommend approval of the waivers for road widening (Section 704.B) and wetlands delineation (Section 501.2.P). All members voted aye; motion carried.

Motion by Love, second by Brinton, to recommend approval of the Paradise Farm subdivision plan subject to satisfactory approval of the following items referred to above: 2, 4, 12, and 14. All members voted aye; motion carried.

III. **Zoning Cases**

None this month.

IV. **Other Business**

A. **Motion** by Brinton, second by Kauffman, to recommend that the Board of Supervisors add 15 acres of Robert G. and Joan A. Rauhauser to the Agriculture Security Program. (KG-57 – Bull Road) All members voted aye; motion carried.

B. Terra Vista – concept for development

John Snyder, RGS, was present on this proposal. This is a 22-acre parcel; 110 dwelling units/apartments. There was a meeting with the PHMC about the historical issues. Before PHMC will consider anything, the applicants must submit the application with the new forms. The issue is whether the old house may be removed. There were a few options presented for alignment depending upon whether the farmhouse/buildings may be removed. Discussion was held on the validity of the historical value of the farm's progression. Mr. Snyder noted that no matter which option they are permitted to use, the development area will remain the same. The applicant realizes that any work they do before PHMC makes its ruling is at their own risk. The matter for discussion is can the Township approve adjusting the south side of Admire Road to a four-way intersection if the farm cannot be disturbed? If they have to keep the house, there's a lesser adjustment. The third option is with everything removed. If PHMC approves the demolition of the house/buildings, can the Township approve one of these options? *Mr. Hoffman wants to make sure that when Admire Road on one side of Davidsburg is done, the other side of Davidsburg Road be done at the same time.* The applicant can begin the design work on the development area (which will remain the same no matter which access option they are left with) while the access issues are being resolved. Would the Township go for that? **Yes.**

This plan must go through the Conservation by Design process. Is it okay if the Township engineer and staff work with the applicants to start this process to get this plan underway? **Yes.**

It was noted that the second access go all the way through the development to the adjacent neighborhood. Should it be one-way only? It won't be a public street. Should they make that one street a public street to connect through the developments and allow for safe ingress/egress. They were proposing the upper access for emergency vehicles.

Mr. Myers would like to review the sketch plan and identify the areas on which he thinks the Planning Commission should provide input.

From the audience, Madelyn Shermeyer noted that the Township doesn't want the house. No one wants to maintain it, so it'll fall down around itself.

C. Any regulations for a private shooting range on private property?

The target is on the private property. It was noted that there is no natural backstop on this property (corner of West Canal and Pinchtown Roads). Turn it over to the police department. If there's an issue of safety, health, and/or welfare, then the police can be involved.

There are specific hunting laws through the PA Game Commission. The resident should check with the Game Commission to see what the regulations are.

Motion by Love, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary