

Dover Township
Planning Commission Minutes
June 3, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton, Anthony Pinto, Eric Harlacher, and Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Karen Wilson, Recording Secretary, and six citizens.

I. Minutes

Motion by Pinto, second by Kauffman, to approve the minutes of the meeting of May 6, 2015. All members voted aye; motion carried.

II. Zoning Cases

No cases for this month.

III. Plans

A. PL 15-5 – James Detter; 2-lot subdivision on Crone Road.

David Hoffman was present on behalf of the applicant. This plan involves three properties on Crone Road, which the applicant would like to combine to create two tracts. He would like to add some property to the lot that includes his residence and split some land from that same property to combine to the other lot. The resulting lots will be Lots 1 and 1A.

Two waivers requested: to not be required to show wells and septic within 400' of the project limits, and to permit a potential of four (4) dwelling units on a private drive (3 are permitted) (Section 703.H.10). Current residents: Dunlap, Detter, new proposed lot (vacant), and Berger lot (currently vacant). There is a maintenance agreement in place between the residents in one fashion or another. Currently, there are five lots in this area; this proposal will reduce the number of lots to four. Additional ROW will be needed.

Mr. Myers recommended that the applicant request an additional waiver to not be required to widen the existing 10' cartway to 16'. Mr. Hoffman verbally requested same. Section is also 703.H.10.

Mr. Myers reviewed the C. S. Davidson letter dated May 27, 2015. Outstanding items: 2, GIS disk (Section 501.2.A); 3, surveyor's signature, seal, and date (Section 501.2.F); 4, owner's notarized signature (Section 501.2.H); 7, street addresses (Section 601.b.3); 8 (partial) "a legal agreement shall be established to ensure access to all properties and to guarantee maintenance of the street. Such agreement shall be filed and recorded with the approved plans" (Section 703.H.10); and 10, identify that parcel 82E, owned by Dunlap, currently has a residence on it that is accessed through the 50' ROW shown on the plan.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 703.H.10, to *permit* 4 residential units on a private drive and to *not* require a paved or gravel 16' wide cartway for private drive but to permit a 10' wide drive. All members voted aye; motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 22-501.2.O, to *not* require the applicant to show the wells and septic systems within 400' of the property lines. All members voted aye; motion carried.

It was noted that the YCPC comments have been addressed, if not incorporated in the C. S. Davidson letter.

Motion by Brinton, second by Pinto, to recommend approval of the 2-lot Subdivision plan of James Detter, Crone Road, subject to the satisfactory resolution of the following items on the C. S. Davidson letter referred to above: 2, 3, 4, 7, 8 (partial), and 10. All members voted aye; motion carried.

IV. **Other Business**

ZHB Case 15-3, Lifestyle Foods, was approved by the Zoning Hearing Board on 5/20/15

ZHB Case 15-4, Brittany Wohkittel, was approved by the Zoning Hearing Board on 5/20/15.

Sketch plan -- Todd Kurl was present on this plan on Carlisle Road/Hilton Avenue/Poplars Road. The property is in the Commercial Zone, next to the old Shur-Fine grocery store. The plan proposes to reduce the number of driveway entrances and move all access points to the rear of the property. The Rite-Aid will relocate from its current location on this lot to a new location on the lot. There will be a restaurant facility and a bank as well. Sight distances will be improved in general. Concern: left-turning traffic into the site. Mr. Myers feels that a traffic study will be needed. The suggestion was made to align the driveway with the opposite driveway (will do). There will be ample screening and buffering relative to the adjoining residential properties. Total acres: about 5. Public water and sewer facilities. Overall, the Planning Commission looked favorably upon this proposal. Rock on.

Motion by Pinto, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:10 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary