

Dover Township
Planning Commission Minutes
July 1, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton, Eric Harlacher, and Carol Kauffman. Absent with prior notice: Anthony Pinto. Also present: Solicitor Christopher King, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and five citizens.

I. **Minutes**

Motion by Harlacher, second by Kauffman, to approve the minutes of the meeting of June 3, 2015. All members voted aye; motion carried.

II. **Zoning Cases**

Ernie Woodard, 386 Stabler's Church Road, Parkton, MD, (from Howard Hanna Realty Company) was present on behalf of Larry Nace, who was also present. Mr. Nace purchased about 29 acres (in Clean and Green, no improvements) on West Canal Road a few years ago. The property is split by the road. Later, he purchased 4161 West Canal Road, 1 acre with house. The properties are on two separate deeds. Potential buyers would like to add a bit of land from the larger tract to the house property. This is in the Agricultural zone. The owners would be permitted to have a 2-acre residential zone (the house lot could be expanded to 2 acres). A formal subdivision plan would be required. Any back taxes would be a different matter, not the Planning Commission's purview. The applicant/buyer should contact the County for the requirements.

III. **Plan**

A. PL 15-6 – George and Faye Gerber – 2-lot subdivision at 3885 Davidsburg Road

David Hoffman was present on this plan. Dover Township wants to purchase a small parcel from Mr. Gerber to secure the future connection of two developments. When will this portion be built upon? Unknown.

Waivers requested: contours on the remaining portion of the Gerber farm (Section 22-501.2.R); additional road widening, additional ROW around the property, curbs and sidewalks; (Section 22-704.B); corner monuments on Lot 1 (Section 22-706.3); buildings and manmade features within 400' of the site (Section 22-501.O).

Motion by Brinton, second by Kauffman, to recommend approval of the waiver requests as presented. All members voted aye; motion carried.

Mr. Myers reviewed the items on C. S. Davidson's letter dated June 19, 2015. Outstanding items: 1, GIS disk (Section 501.2.A); 2, surveyor's seal (Section 501.2.F); 3, legal and/or equitable owner's signature should be added to the plan as well as a signature block for Dover Township, since they are taking ownership of Lot #2 (501.2.H).

Motion by Harlacher, second by Kauffman, to recommend approval of the George and Faye Gerber Subdivision Plan, subject to the satisfactory resolution of the

following open items from the C. S. Davidson letter referred to above: 1, 2, and 3. All members voted aye; motion carried.

IV. **Other Business**

James Price, 3330 Crooked Wind Lane, was present on behalf of Bob Myers, Terra LLC. The parcel in question is a little less than 12 acres, East Canal Road, in a subdivision previously approved by Dover Township. There has been no action on the plan. Mr. Myers is having trouble getting lenders to lend money for the improvements to the site. Now, can they cut down on the improvement costs by using only road frontage lots? Mr. Hoffman thought that at the time of the subdivision approval, part of the allure was because there weren't many road-frontage lots, thereby not increasing the amount of traffic entering onto Canal Road. Is there a provision for a marginal road to enter onto Canal Road? How about selling it as one large lot? He'd love to do that. What if PennDOT were to approve all nine driveways to enter Canal Road? What would the Township say about that? A marginal road was discussed further. How about a waiver of the curbs and sidewalks? An age-restricted housing development requires a 60-acre minimum. . How about a zoning change? All possibilities that Mr. Price will investigate.

Motion by Harlacher, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary