

Dover Township  
Planning Commission Minutes  
JULY 2, 2014

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

I. **Minutes**

**Motion** by Kauffman, second by Harlacher, to approve the minutes of the meeting of June 4, 2014. All members voted aye; motion carried.

II. **Zoning Cases**

No cases this month.

III. **Plans**

A. PL 14-3 – Jenna Tate – 2-lot Subdivision, 2970 Oakland Road

Clark Craumer was present on behalf of the applicant. This is an existing condo; the applicant is proposing subdividing the units so that each unit has its own lot. This lot is located in the Barwood Development

Karen Wilson reviewed the C. S. Davidson letter dated June 19, 2014.

Outstanding: 1, GIS disk (Section 501.2.A); 4, owners' signature (Section 501.2.H); 6d, mark side setback at 10 feet (Section 501.2.N); 8, environmentally constraining resources (Section 501.2.P); and 14, provide the Township with a copy of the letter dissolving the two lots from the Condo Association.

Waiver requested to Section 704, cartway width for Oakland Road.

**Motion** by Harlacher, second by Pinto, to recommend approval of the waiver by Jenna Tate for Section 704, cartway width for Oakland Road. All members voted aye; motion carried.

**Motion** by Pinto, second by Harlacher, to recommend approval of the Jenna Tate 2-lot subdivision, subject to satisfactory resolution of the outstanding items referred to above: 1, 4, 6d, 8, 12 (waiver), and 14. All members voted aye; motion carried.

B. PL 14-4 – Glen Hollow Phase IV-A – 2-lot Subdivision, 2130-2122 Glen Hollow Drive

David Hoffman was present on behalf of the applicant. This is also a duplex home on an individual lot as part of a condo association; the proposal is to split the lot down the center and abandon the condo association.

Waivers requested: contours (Section 501.2.R) and street widening (Section 704.b).

Mr. Baranski noted that this plan falls under Section 27-902(4) affirming that the dimensional non-conformity that is being created is less than the existing non-conformity. The applicant is improving the non-conformity, which is always a good thing.

Ms. Wilson reviewed the comments on C. S. Davidson's letter dated June 25, 2014. Outstanding: 1, GIS disk (Section 501.2.A); 3, owner's signature (Section 501.2.H). Items 6 and 8 are the waivers requested.

**Motion** by Harlacher, second by Pinto, to recommend approval of the waiver requests by Glen Hollow, Phase IVA, Section 501.2.R for contours and Section 704.b for cartway width. All members voted aye; motion carried.

**Motion** by Pinto, second by Kauffman, to recommend approval of the Glen Hollow Phase IVA subdivision plan subject to the satisfactory resolution of the open items referred to above: 1, 3, (items 6 and 8 are waiver requests). All members voted aye; motion carried.

C. PL 14-5 – James Firestone – 3-lot Subdivision, 6401 Oriole Lane

David Hoffman was present on behalf of the applicant. This plan involves two lot line adjustments. At the end of Firestone Road, a private drive, Mr. Schuler (applicant's neighbor) has a landlocked property with access via the private drive. Mr. Firestone proposes transferring .7 acre to Mr. Schuler to enable him to own access to the road. In transferring Mr. Schuler the small piece of land, Mr. Firestone's lot width was rendered non-conforming. So, he bought another sliver of land from the other neighbor (Mr. Knaub) to bring his lot width back into conformance. It was noted that there is no current maintenance agreement in place for this road. Discussion was held.

Waivers requested: cartway and shoulder width for Oriole Lane, ROW description for Oriole Lane, and additional ROW for Oriole Lane for the Knaub property.

**Motion** by Pinto, second by , to recommend approval of the waiver requests by James Firestone for Section 704.b, cartway width and additional ROW on Oriole Lane and Section 501.2.K, ROW description. *Motion died for lack of second.*

Mr. Myers reviewed the C. S. Davidson letter dated June 25, 2014. Outstanding items: 2, GIS disk (Section 501.2.A); 3, engineer's seal (Section 501.2F); 5, owner's signature and signed non-separation clauses (Section 501.2h); 10, add zoning data, including tax map and parcel numbers (Section 501.2.N); 15, location of proposed survey monuments and markers (601.2.H); 16 (waiver), 19 (added, waiver for ROW description, Section 501.2.K); 20 (added, waiver for additional ROW, Section 704.b).

**Motion** by Pinto, second by Harlacher, to recommend approval of the waiver requests by James Firestone for Section 704.b (cartway width and additional ROW, Oriole Lane) and Section 501.2.K, ROW description. All members voted aye; motion carried.

**Motion** by Pinto, second by Harlacher, to recommend approval of the Final Subdivision Plan of James Firestone, subject to the satisfactory resolution of the outstanding items referred to above: 2, 3, 5, 10, 15, (16, 19, 20 are waivers). All members voted aye; motion carried.

IV. **OTHER BUSINESS**

Nothing to report

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

Respectfully submitted,

Julie B. Maher,  
Recording Secretary