Dover Township
Planning Commission Minutes
July 5, 2012

Chairman Wayne Hoffman called the meeting to order at 7:00 p.m. Members present: Monica Love, Anthony Pinto, Amy Brinton, Eric Harlacher. Alternate Carol Kauffman was absent with prior notice. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Derek Rinaldo, Recording Secretary, and five citizens.

I. Minutes
Motion by Love, second by Pinto, to approve the minutes of the meeting of June 6, 2012. All members voted aye; motion carried.

II. Zoning Cases
A. ZHB 12-4 - Michael Hollerbush - 2050 Conewago Road; request for Special Exception for Home Occupation for Sandblasting and Fabricating in the Village Zone
Mike Hollerbush, 2050 Conewago Road, was present on this request for Special Exception for a small sandblasting business in his garage at his residence. This would be a part-time employment opportunity for him. He has a local business which is interested in funneling some small jobs to him. His equipment will be all inside the garage; there will be no fumes, noise, changes to the outside appearance of the garage. A 2-square feet area sign is permitted, and he will comply with that regulation. Mrs. Sprenkel noted that the application is complete and the applicant meets the requirements of the Special Exception provision. Mr. Hollerbush feels that his neighbors are well aware of his intentions and actually have used his services in the past. Mrs. Love suggested that the applicant personally inform his neighbors of the proposal, just to be sure.

Motion by Love, second by Brinton, to recommend approval of the request by Michael Hollerbush for a Special Exception for Home Occupation for Sandblasting and Fabricating in the Village Zone. All members voted aye; motion carried.

III. Plans
A. PL 12-5 - Shelly’s Restaurant - 3071 Carlisle Road - Land Development Plan
David Hoffman and Audrey and Marlin Crone were present on this plan. The applicants intend to build a restaurant with sit-down seating on the site. There will be two entrances/exits. The one-way driveway (right turn only) is proposed at 14', not 18' as required; waiver requested. The site is served by public water/sewer. The southern side will feature a retaining wall. The underground storm water structure is proposed within the building setback, which requires a waiver. The location where this is proposed is the only place on the lot that is available to put it. Parking cannot be closer than 6' from the building. They are requesting a waiver for their drive-through/pick-up driveway to be closer than 6'. Another waiver - dedication of additional ROW on Carlisle
Road. There will be outside dumpsters. Six employees inside the restaurant; another in the fruit stand. Discussion was held on left-hand turns into the site.

The C. S. Davidson letter of June 28, 2012, was reviewed. Outstanding items: 3, GIS disk (Section 501.2.A); 4, owner’s signature (Section 501.2.H); 11, provide historical sewer flows for Crone’s Gas and Goodies, along with projected sewer flows for the proposed restaurant (Section 502.1); 12, public improvement security prior to final plan approval (Section 602.1); 13, stormwater management plan approval (Section 602.3); 14, soil erosion and sedimentation control plan approval (Section 602.4); 18, sanitary sewer lateral design approval (Section 713.2); 19, Township approval of the use of the existing water and sewer and meter pit for the proposed restaurant (Section 713.3); and (added) 23, provide the Township with a copy of the PennDOT HOP.

Motion by Love, second by Pinto, to recommend approval of the waivers requested: Carlisle Road ROW of 60’ rather than 80’ (Section 22-704.B); one-way driveway paving width of 14’ rather than 18’ (Section 22-709.7); driveway/pick-up drive closer to the building than 6’ (Section 19-1103.12.B); and to permit the underground storm water structure to be within the building setback area (Section 19-301.11). All members voted aye; motion carried.

Discussion was held on Zoning comment 1, landscaping requirements. Does this plan comply with the ordinance? Yes.

Motion by Love, second by Brinton, to recommend approval of the Final Land Development Plan for Shelly’s Restaurant subject to the satisfactory resolution of the following outstanding items from C. S. Davidson’s letter dated June 28, 2012, referred to above: 3, 4, 11, 12, 13, 14, 18, 19, and added 23. All members voted aye; motion carried.

It was noted that the Planning Commission’s opinion is that the text amendment to Section 27-620.5, Ordinance 2012-1, was interpreted correctly and that the applicants do comply.

IV. **Other Business**

A. Discussion on Indoor Recreation Facility

Bonnie Godfrey and Yohance Jones were present on their request for an indoor recreation facility. The Planning Commission previously recommended for this concept for approval. The Supervisors are in favor of their proposal, but have returned this application to the Planning Commission for input on its inclusion into the Zoning Ordinance. The proposed property is on Raycom Road; a parcel that will need to be subdivided. The applicants are interested in purchasing a six-plus-acre portion of the property on which to construct their facility. The property is in the Industrial Zone, which does not permit a facility of this nature. This use might need to be added to the permitted uses in the Industrial Zone. The Supervisors do not feel that this use would be detrimental to this zone. This would be one large building with indoor activities; outdoor activities eventually. Indoor activities would be laser tag, mini-golf, bowling, bumper cars, haunted maze, etc., with most activities using black lighting for effect. Using Mr. Jones’ explanation as a basis, the Planning Commission needs to draft the ordinance. The applicants expect a fair amount of attendance, especially since there’s nothing like this in the immediate area. The Township needs to decide if this would be a use by right or by Special Exception. Mr. Hoffman feels that this would be an ideal location and use for this
parcel. How about the parking? Rough estimate for parking at this time would be 170 parking spaces. There would also be party or meeting rooms; the size of these rooms would affect the parking situation. It was suggested that the applicants visit (or that the Zoning Officer telephone) similar facilities and get a good idea of the parking requirements and the average attendance.

Mr. Harlacher asked about the Fire Marshall's regulations for a building of this size with that many occupants. This building would be 30,000 square feet. Discussion was held on minimum lot sizes. Five acres might be too small for a minimum lot size. The applicants need to be aware of the fact that in an Industrial Zone, all sorts of industrial uses might move in next to this facility. They will keep this in mind. With this use being a family fun center of sorts, the Township can also think ahead to what other family activity uses might want to move in nearby? Is this use suited to the Industrial Zone? Keep it out of the Commercial Zone. Make it permitted by Special Exception.

Monica: Call it a Commercial Recreation facility specifically, not just indoor or outdoor, require a minimum size. Tony – five acres is too large for a minimum size. Traffic concerns, with kids riding their bikes. Amy – great idea; concerned with family business activities not being able to or not wanting to develop in the Industrial Zone. Lot size: maybe less than five acres. Mr. Hoffman feels that Dover Township just doesn't attract large businesses with tractor trailers anyway, as the Township roads are not conducive to 18-wheelers. Mostly, the Township's Industrial Zone is rather wasted. Small lots in the Industrial Zone just aren't practical for businesses. Mr. Baranski asked the Planning Commission members to look at the uses in the Commercial Zone and see if any of those uses would be better suited to the Industrial Zone.

As soon as the applicants have a plan in hand, they should attend a Planning Commission meeting to show it around and give an update. Mr. Baranski will prepare a draft ordinance and present it for the next meeting.

Motion by Love, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary