

Dover Township
Planning Commission Minutes
July 7, 2010

Chairman Wayne Hoffman called the meeting to order at 7:09 p.m. Members present: Robert Wright and alternates Amy Brinton and Eric Harlacher. Absent: Monica Love, Bill Hansman, Anthony Pinto. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and one citizen.

It was noted that Ms. Brinton and Mr. Harlacher will be seated as voting members for tonight's meeting.

I. **Minutes**

Motion by Wright, second by Brinton, to approve the minutes of the meeting of June 2, 2010. All members voted aye; motion carried.

II. **Plans**

A. Andreas Retzlaff – sketch plan for property at 1090B Circle Drive

David Hoffman was present on this sketch plan, which involves a property on Circle Drive which fronts on Fetrow Lane, a private lane. The applicant would like to divide the 20 acres into 2 pieces and build a new home on the resulting 13-acre parcel. There's an existing home and barn on the property now. In order to accomplish this subdivision, he would need permission/waiver to have 4 residences on a private drive and have a cartway less than 16 feet wide. Currently there are three residences on the private drive. There's an existing woods road on the lot, where the applicant would like to access the new home. Fetrow Lane is owned by the Heiner and Dillon families, residents on Fetrow Lane. There's an existing right of way agreement between the three current property owners for the use of Fetrow Lane. The applicant would, of course, be entered as a new party to the ROW agreement.

In the Conservation Zone, the SALDO permits only three driveways on a private street. The applicant would need to request a waiver to this restriction. Mr. Myers checked the new ordinance wording and confirmed that the restriction still applies. The Board of Supervisors would need to grant the waivers for the applicant to be able to accomplish his proposal.

It was noted that Fetrow Lane does not show up on any deeds, but it is on the subdivision plan of this area, dated in the mid-1990s, maybe.

Tonight, Mr. Hoffman and his client just need the Planning Commission's input as to whether this is a feasible proposal.

The request to make the access less than 16 feet wide (it's currently about 10" wide) could be a problem with four homes using the access. Chances are good that two vehicles will try to pass at one time. Chairman Hoffman suggested that the applicant might want to put some "turn-outs" along the lane to permit one car to pull off to permit another to pass.

Mr. Hoffman noted that the first 100 feet of the lane is the only area where four people would be using it. Farther back the lane, only three residences would access it, then two, then one.

As Chairman Hoffman put it, the Planning Commission members "are not necessarily opposed" to this proposal, provided the appropriate property use and maintenance agreements are in place, and that the applicant provide on the lane at minimum, sections of passing width access, and that legal access be proven and submitted.

But what if the other three members of the Planning Commission look at the final plan and are not in favor of the proposal (the three who are absent tonight)? What then? The four people who looked at this plan tonight included the two regular alternates, and they will likely not be voting members when this plan officially comes before the Planning Commission for a recommendation.

III. **Zoning Cases**
None this month.

IV. **Other Business**

Mr. Myers referred to the proposed SALDO/Zoning Ordinance changes. For the Zoning Ordinance, in the airport hazard overlay zone, a new model ordinance was adopted by the Bureau of Aviation. In the old one, the Township Zoning Officer decided if a permit application met the requirements in this overlay zone. In the new model ordinance language, any person planning to put anything in the zone must obtain an obstruction review, as required by the Bureau of Aviation, by use of a form filed by the applicant. That actually leaves the Township Zoning Officer out of the picture, removing the responsibility from the Township. Mr. Myers suggests incorporating the new model ordinance language into the proposed Township Zoning Ordinance changes. The Township personnel would still need to make any applicants aware of the fact that their property lies within the airport hazard overlay zone and that they need to file the appropriate forms.

Motion by Wright, second by Brinton, to recommend that the Board of Supervisors incorporate the new Airport Hazard Overlay Zone language into its Zoning Ordinance to be consistent with the current Bureau of Aviation's Model Ordinance. All members voted aye; motion carried.

Motion by Brinton, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary