

Dover Township
Planning Commission Minutes
August 1, 2012

Chairman Wayne Hoffman called the meeting to order at 7:00 p.m. Members present: Monica Love, Anthony Pinto, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor Nichole Ehrhart, Engineer Terry Myers, Recording Secretary, and five citizens.

I. **Minutes**

Motion by Love, second by Pinto, to approve the minutes of the meeting of July 5, 2012. All members voted aye; motion carried.

II. **Plans**

A. PL 12-6 – Richard Rufle, Land Development Plan, office and garage at corner of Carlisle Road and Royal Street.

Mr. Rufle, 30 Willow Tree Lane, Dover, was present with David Hoffman. This plan was before the Planning Commission previously as a sketch plan. The applicant would like to construct a 34' x 64' commercial office building on the .25 acre site. This would be considered an office building. Changes have been made to the plan since the sketch plan stage. The buffer area will comply in the front, but not on the northwest side. They are requesting a waiver to not provide 24' of buffer yard but only 11', in order to provide an adequate building size for this lot. The driveway was moved farther in from Carlisle Road. Two parking spaces are provided, one a handicap space. There will be two office spaces; the accessory use to those spaces would be a garage.

The buffer yard was discussed at the sketch plan stage; the Planning Commission members requested that the applicant comply with the front buffer yard, which they have done. The buffer yard against the residential use, in the Commercial Zone, is the one in question; the applicant is requesting a waiver for the buffer yard on that side. It was noted that the applicant can comply with the zoning ordinance of 33'; they cannot comply with the SALDO requirement of 50'. The Zoning Ordinance and SALDO are in conflict on this requirement.

Waivers requested: County E & S control approval; additional ROW on Route 74; curbs and sidewalks; buffer area in side yard; stormwater facility setback;

Motion by Pinto, second by Brinton, to recommend approval of the waivers as follows: Section 22-704, additional ROW; Section 22-705.2.E, 50' front setback; Section 22-721, 11' side setback; Section 22-1104, E & S control approval; and 19-301.11, stormwater management facility setback. All members voted aye; motion carried.

Mr. Myers reviewed his comments on the C. S. Davidson letter dated July 24, 2012. Outstanding comments: 2, GIS disk (Section 501.2.A); 3, owner's signature (Section 501.2.H); 10, Planning Module approval (Section 502.2 and 601.2.L); 11, sewer and water design approval (Section 502.3); 12, street address (Section 601.2.C); 13, engineer's

signature/seal (Section 601.2.M); 14, public improvement security (Section 602.I) 15, stormwater management plan approval (Section 602.3); 17, landscaping plan approval (Section 602.7); and 18, provide copies of the PennDOT permit to the Township (Section 602.12).

Motion by Pinto, second by Love, to recommend approval of the Land Development Plan of Richard D. Rufle, pending the satisfactory completion of the following open items from the

C. S. Davidson letter as referenced above: 2, 3, 10, 11, 12, 13, 14, 15, 17, and 18. All members voted aye; motion carried.

III. Zoning Cases

None this month.

IV. Other Business

A. Yohance Jones and Bonnie Godfrey – Commercial Recreation in the Industrial Zone

Mr. Jones, 3866 Fox Chase Drive, presented a proposed site plan for the Commercial Recreation area in the Industrial Zone. This is a seven-acre property. The Planning Commission had previous concerns about parking; it appears that there is ample parking now. There's a requirement for internal green space and island breaks in the parking area. These inclusions will need to be addressed. The outdoor recreation area will be fenced.

Input from the Planning Commission: green space/intervening planting island every twenty spaces; 10% landscaping required the parking area; show some sidewalks/walkways for pedestrians rather than have them walk through the parking lot; walkways also for the outside recreation areas.

In general, the Planning Commission would look favorably on this plan, and they anticipate that the Board of Supervisors would do the same, provided all ordinance requirements are addressed, etc. Of course, there's no guarantee, but in general, it seems that this project could succeed. Mrs. Ehrhart will discuss with Mr. Baranski the draft ordinance for the inclusion of this use in the Industrial District.

B. Motion by Love, second by Harlacher, to authorize the Planning Commission Secretary to sign the Planning Module for Gerald Arnold. All members voted aye; motion carried.

C. Discussion on buffer yard in the Industrial Zone.

Troy Rentzel was present. He would like to purchase a site on Raycom Drive to expand his business of ductwork manufacturing. Interestingly, this is the same site in which Mr. Jones and Ms. Godfrey are interested in purchasing. The trouble is with Section 27.409.F, regarding the buffer yard in the Industrial Zone. The buffer yard "shall be 150 feet at the perimeter of the Industrial District, as well as 100 feet from any lot adjoining a Residential District or use. A buffer yard shall be a minimum of 40 feet between all other uses." The existing building is likely already grandfathered in for the buffer yard

requirement. In the Specific Standards section, Section 27-636.M, it says “when adjacent to a zoning district permitting residential uses, a buffer yard of not less than 150 feet shall be maintained on each side adjoining it.”

The Planning Commission members feel that because it’s an industrial use next to industrial use, it’s only required to have a 40’ buffer zone. Because it’s not a perimeter lot, the 150’ requirement does not apply, nor does the lot adjoin a residential district or use, so the 100’ does not apply. The buffer yard shall be a minimum of 40’ between all other uses.

Mr. Myers noted that the roadway will need to be improved in front of the newly created lot. How does that affect the 150’ buffer yard requirement?

Motion by Love, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary