

Dover Township
Planning Commission Minutes
August 5, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:09 p.m. Members present: Eric Harlacher and Carol Kauffman. Absent: Amy Brinton and Anthony Pinto. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, and Recording Secretary.

I. **Minutes**

Motion by Kauffman, second by Harlacher, to approve the minutes of the meeting of July 1, 2015. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

None this month.

IV. **Other Business**

Ronald Coleman – applications for inclusion in Ag Security area (permits the owner to conduct normal farm activities without interference by neighbors and nuisance laws).

Properties:

- 24-JF-87, 3940 Eagle Scout Road, Thomasville; 203.92 acres
- 24-IF-89A, 3901 Admire Road, Thomasville; 38.05 acres
- 24-IF-112, 4301 Admire Road, Thomasville; 61.5 acres
- 24-IF-91, 4071 Pinchtown Road, Thomasville; 144.90 acres

Motion by Kauffman, second by Harlacher, to recommend approval of the application by Ron Coleman to include the following properties in the Agriculture Security area: 24-JF-87, 3940 Eagle Scout Road, Thomasville; 203.92 acres
24-IF-89A, 3901 Admire Road, Thomasville; 38.05 acres
24-IF-112, 4301 Admire Road, Thomasville; 61.5 acres
24-IF-91, 4071 Pinchtown Road, Thomasville; 144.90 acres

All members voted aye; motion carried.

YCPC recommended a few changes to the proposed amended Zoning Ordinance. Discussion was held on item 3, Section 27-408, BP – Business Office Park District, Subsection 5.B, Bulk and Area Requirements. It makes sense to permit more than one building on a lot. Strike “one building per lot.” Mr. Baranski will make that change.

Discussion was also held on item 5, Section 27-619, Contractor Office, Number 6, “satisfactory” and “unpleasant.” Leave as is.

Item 8, leave as is.

Discussion was held on item 9, “mini cell towers.” The Planning Commission didn’t necessarily want to include this item, but Mrs. Sprenkel reported that the Board of Supervisors will want to leave this item in the ordinance. It would be better to have an applicant request a Variance.

Item 10 – keep it as is.

Motion by Harlacher, second by Kauffman, to recommend approval of the amended Zoning Ordinance with the following changes outlined above: 1, definition of “Medium industry”; 2, strike out the one building restriction in the Business Park Zone; 3, modify definition of “accessory apartments”; 4 remove “public utility buildings and/or service structure”. All members voted aye; motion carried.

Motion by Kauffman, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary