

Dover Township
Planning Commission Minutes
August 6, 2014

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 8:00 p.m. Members present: Carol Kauffman and Amy Brinton. Absent: Anthony Pinto, Eric Harlacher. (Amy Brinton arrived after the preliminary discussion that was held from 7 to 8 p.m.) Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Karen Wilson, Recording Secretary, and six citizens.

I. **Minutes**

Motion by Kauffman, second by Brinton, to approve the minutes of the meeting of July 2, 2014. Two members voted aye; Brinton abstained, as she was not present at that meeting. Motion carried.

II. **Zoning Cases**

No cases this month.

III. **Plans**

A. PL 13-08, Terra Vista – Land Development Plan

Stacy McNeil and Todd Kurl were present on this plan. Discussion was held even though there was not actually a quorum of members present at the start of the discussion, which began at 7 p.m. There will be 22 acres of open space which will be dedicated to the Township as recreation land.

Waiver requests: intersection radius at stream crossing; curbs/sidewalks along Davidsburg Road; shoulder width on Davidsburg Road; showing streets within 400'; stormwater waiver pending negotiations with the Township Supervisors.

Discussion was held on the possible future connection of this development's streets to those in the Brownstone development. Meetings and markings have commenced.

What is proposed? There will be 154 units – in the R3 zone, there will be 110 units as permitted and in the R1, there will be 44 units. These are to be multi-family dwellings.

How about the emergency access into the Rock Creek development? At one time, this was visualized as a full-fledged street, but those plans might have changed. Part of the problem is that the ROW is a "paper street" which has expired. The Township would need to re-establish enough ROW to make the street. Bill Gerber, from the audience, noted that at one time there was a 50' ROW down the rear of the properties. Yes, that's the one that expired. So the question is who owns that land now? Whoever owned the land before it was put into a development, possibly the developer. How would an emergency access be delineated? Possibly stones/grass. The ordinance suggests that two accesses are included, but it's not a requirement. The applicant will offer it for dedication if the Township can get the ROW.

Mr. Gerber asked about flood control of the stream. The applicant will not touch the land to the south of Davidsburg Road and east of Admire Road. He also required an explanation of the non-development of the 22 acres of recreation area.

Jeff Straley from the audience, who owns the old Gross farm area, asked some traffic-related questions. He also asked about stormwater management of this development. Run-off in that area has increased in the past several years. Discussion was held on the drainage of the general area. Mr. Myers explained what will be required.

At 8:00 p.m., Amy Brinton arrived, thereby establishing a quorum of members, and Mr. Hoffman officially opened the meeting.

Official discussion reiterated the above information. They will offer an extension of the ROW of Admire Road; discussion with Supervisors is ongoing. C. S. Davidson is reviewing the storm water plan.

Waivers proposed for action tonight: intersection radius; curbs/sidewalks and to not widen the shoulder approximately 65' in the area of the existing culvert along the north side of Davidsburg Road. Ms. McNeil noted the other waivers as above. After action on the waivers, the applicant will proceed with discussions with PennDOT on road improvements. Left-turn westbound on Davidsburg Road to turn onto Admire Road is still under negotiations with PennDOT. Mr. Myers noted that PennDOT might need to take another look at what's proposed, since the design has changed. It was noted that the culvert needs to be fixed; it's a state road, so it's PennDOT's responsibility.

Mrs. Brinton voiced her concerns about increased stress on the area with this development's existence. She is concerned about traffic, the density of homes permitted by the zoning, and the increased number of people and vehicles. Mr. Hoffman reminded the Planning Commission that this Planning Commission recently re-zoned this area to R3. It's unfair to rezone it for high density and then complain about the number of people moving into the area.

Mrs. Kauffman had concerns about the state of the culvert and the fact that it's not to be shouldered in that area.

Motion by Kauffman, second by Brinton, to recommend approval of the waiver request by Terra Vista for Section 22-704.H, to not be required to widen the shoulder approximately 65' in the area of the existing culvert along Davidsburg Road, centered on the discharge end of the culvert. Two members voted aye; Kauffman opposed. Motion carried.

Motion by Kauffman, second by Brinton, to recommend approval of the waiver requests by Terra Vista for curbs (Section 22-711) and sidewalks (Section 22-710) along Davidsburg Road. All members voted aye; motion carried.

Discussion was held on the waiver request to decrease the intersection radius at the stream crossing. It was noted that the Township's requirement of 35' is not practical (not large enough). The applicant is requesting a 25' radius. Could be a tricky situation. The applicant feels that this intersection won't see a lot of tractor trailer or large vehicle traffic. The applicant feels that the northwest and southeast corners could comply with the ordinance, so the waiver can be for the northeast and the southwest corners only of Admire Road and the access drives.

Motion by Kauffman, second by Brinton, to recommend approval of the waiver request by Terra Vista for 25' intersection radii at the stream crossing (Section 22-704.J)

on the northeast and southwest corners of Admire Road and the access drives. All members voted aye; motion carried.

B. PL 14-06 Terra Vista – Subdivision Plan

Stacy McNeil, 345 East Market Street, York, was present on this plan which creates this subdivision. She noted that this plan will be revised slightly for presentation to the Planning Commission at another meeting. Mr. Myers brought up the issue of a “greenway” that is shown on the Comprehensive Plan; going along the northern property line. Would there be a problem with the applicant providing this greenway for walking areas? Should be no issue. Check with the Township recreation board for input.

Discussion was held on the developer’s agreement, each party’s responsibility and the Township’s interest in obtaining the ROW that has expired.

Mr. Myers noted that the interior street will be non-urbanized with gentle drainage and no curbs or sidewalks.

IV. **Other Business**

Motion by Brinton, second by Kauffman, to authorize the Planning Commission Secretary/Chairman to sign the James Firestone Planning Module -- Non-Building Declaration. All members voted aye; motion carried.

Motion by Brinton, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:13 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary