

Dover Township
Zoning Ordinance Review
and
Planning Commission Minutes
AUGUST 7, 2013

Chairman Wayne Hoffman called the Zoning Ordinance Review meeting/workshop to order at 6:00 p.m. Members present: Monica Love, Anthony Pinto (arrived at 6:15p.m.). Amy Brinton (briefly, to sign plans) and alternate Carol Kauffman. Eric Harlacher arrived at 6:25 p.m. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and one citizen.

Continuing with the chart of uses:

Section 27-658, Flea Markets, currently permitted by Special Exception in the Commercial District. Keep 50' buffer in the Residential District. Add as Special Exception in the Industrial District and Business Park.

Shopping Center, currently permitted by Special Exception in the Commercial District. Add as Special Exception in the Business Park and Industrial Districts.

Transportation Terminal – keep the same.

Automotive Repair Service/Vehicle Service, Repair, Body Shop – discussion was held on merging these two categories. Distinction was given to the sale of gasoline/fuel for vehicles. Three activities to consider: vehicle repair, fuel sales, and accessory use to the principal use of the property.

Vehicle Repair Service: permitted use in Commercial, Business Park, and Industrial; permitted as an Accessory Use in the Village, Crossroads Village, Conservation, and Agricultural Districts. How many vehicles permitted? Five outside, if an accessory use. Commercial repairs, fuel sales, small neighborhood service station – the three areas that are needed.

Vehicle Service, Repair, Body Shop: large operation, Permitted Use in the Commercial, Industrial, Business Park.

Chairman Wayne Hoffman called the regular Planning Commission to order at 7:10 p.m. Members present: Monica Love, Anthony Pinto, Eric Harlacher, and alternate Carol Kauffman. Absent: Amy Brinton, Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and two citizens. Carol Kauffman was seated as an official voting member for tonight's meeting.

I. Minutes

Motion by Love, second by Pinto, to approve the minutes of the meeting of July 3, 2013, as submitted. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 13-3 – Robin Trimmer, 4152 Hillview Court – Special Exception Request for Family Child Care in the R-3 Zone

Mrs. Trimmer was present on this request. She lives on the cul-de-sac on one of the two roads in her development. She'd like to open a family day care in her home. She formerly did the training for people who want to do what she'd like to do now. She has several potential clients interested in her services. She will be taking on four children. She feels that Dover needs qualified, affordable, family child care businesses, which combine child care with early childhood education. She feels strongly about preparing children for school. Her charges will not be watching television under her care. She emphasizes social and emotional development.

She has completed all of the other requirements to accomplish her goal of the in home business. The Special Exception approval is her last step. The entire home will be involved in this business – play areas, food eating, indoor and outdoor play areas. Four cars can easily park in the driveway, possibly six. No off-street parking. No signs. No change to the outside appearance. Six children are the limit; she's planning to take four. Other agencies will do some screening of the children. The school district has offered to let the childcare providers like her participate in their workshops, in-service days, etc.

Motion by Love, second by Kauffman, to recommend approval of the Special Exception request by Robin Trimmer for in-home business, family child care, in the R-3 zone. All members voted aye; motion carried.

III. **Plans**

A. Terra Vista Sketch Plan

Mr. Myers noted that this is a residential plan of more than 15 acres. The applicant is required to go through the conservation subdivision design process. This is the first plan under the new guidelines. The applicant must delineate open space and green land area, including stormwater and waste management. Then they must incorporate these elements into the design, showing lot lines, buildings, etc.

John Snyder, RGS Associates, was present on behalf of the applicants. There are 22 acres north of Davidsburg Road, near its intersection with Admire Road. There are 110 apartment units (rentals). Sanitary sewer crossing over the stream ideally will coincide with the location of the street crossing over the same stream. The historical issue that has plagued this location is in the hands of the Pennsylvania Historical and Museum Commission. The road lay-out should be decided within the next month. This presentation assures the Planning Commission that the applicant has complied with the Conservation by Design criteria.

From the audience, Madelyn Shermeyer noted that the historical building was hit by a vehicle and is damaged. Mr. Snyder was unaware of this occurrence and found it quite interesting. He will inform the PHMC.

Access might be relocated, depending upon the outcome of the historical issue. Admire Road may need to be relocated as well, to align Admire with the access into the development. If the access goes through the area where the house is located, Mr. Myers

would like to have more of a buffer for the houses near the stream. Also, the connection to Tower Village (secondary access) was discussed. The developer feels that the access would be used as an emergency access. Is this proposal planned properly? Is it feasible? Does the Township have the right to use this access? Actually, the land for the access is owned by the original owner of the adjacent subdivision (from the 1970s). The land was never conveyed to either property owner on either side. It's a "paper street" called Oak Hill Lane. "Oak Hill Lane" was made the full width as required at the time but nothing further was done with it.

Mr. Myers noted that there's a 50' ROW at the back of the adjoining properties. Those residents don't actually own this ROW, but they've been maintaining it for years and have built sheds, fences, etc. within this area. He noted that the Comprehensive Plan puts a "greenway" through that area. The developer suggested a track encircling the track for bikes, walking, etc.

Does the Township even want them to open a road into that adjoining development? How about, Mr. Myers suggested, a totally different private access off of Rock Creek in the adjoining development? It could pass through the upper part of the development to Davidsburg Road, with a secondary access into Terra Vista. This would give the residents a second means of ingress/egress, and not just in an emergency. Is this a good location? Mr. Pinto feels that drivers will use any access through the development as a way to bypass the traffic signal. This will increase the traffic through the adjoining development, which is where he lives. He certainly doesn't want to see that happen. Eventually, there will probably be an access into the Brownstone development. It's a little early, though, to be discussing these details at this sketch plan stage. Does the ordinance actually require a secondary access? Not necessarily, but it's a safety concern. How about a boulevard-type access as the main driveway?

Mr. Harlacher likes the idea of a secondary access, emergency only; it could be stabilized stone, not paved, to reduce the "look" of the secondary access.

Mrs. Kauffman suggested connecting with the Brownstone development (eventually). There could be an emergency access into Mr. Pinto's area until that connection is made.

Mrs. Love likes the wide boulevard idea and an emergency access.

IV. Other Business

Requests for inclusion in the Agriculture Security Program:

Wayne and Jean Hoffman, 4835 Biesecker Road, 122.4 acres, Ag zone

Barbara and Bernard Figlock, 3580 Admire Road, 114 acres, Ag zone

[Mr. Hoffman will not be a voting member for his request.]

Motion by Pinto, second by Harlacher, to recommend approval of these requests for inclusion into the Agriculture Security Program by Wayne and Jean Hoffman (122 acres; 4835 Biesecker Road) and Barbara and Bernard Figlock (114 acres, 3580 Admire Road) as requested. Four members voted aye; Hoffman abstained. Motion carried.

Motion by Harlacher, second by Kauffman, to authorize the Planning Commission Secretary to sign the non-building waiver for Hilton Avenue Partners LLC. All members voted aye; motion carried.

The meeting adjourned at 8:52 p.m. with no formal motion or second.

Respectfully submitted,

Julie B. Maher,
Recording Secretary