

Dover Township
Planning Commission Minutes
September 2, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:05 p.m. Members present: Amy Brinton, Eric Harlacher, and Carol Kauffman. Absent: Anthony Pinto. Also present: Solicitor Chris King, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and six citizens.

I. **Minutes**

Motion by Harlacher, second by Kauffman, to approve the minutes of the meeting of August 5, 2015. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 15-7 – Subdivision -- Dover Bethany United Methodist Church

David Hoffman was present on behalf of the applicant. This plan proposes to subdivide a 50' wide staff portion of Lot 7 (owned by Mr. Smyser) and join it to the church lot. In exchange, the church will convey parts of Lots 1 and 6 to Mr. Smyser. The plan also combines several deeds into one property. No building is proposed with this plan. Mr. Smyser will access his lot from another area. One lot will be eliminated. Other lots will ultimately be more conforming than they currently are. One waiver is requested for roadway improvements, widening, and curbs/sidewalks. The parsonage is an accessory use to the church.

Motion by Brinton, second by Harlacher, to recommend approval of the waiver for Section 704.b, road widening, road improvements, and curbs and sidewalks as requested. All members voted aye; motion carried.

Mr. Myers reviewed the C. S. Davidson comments of September 2, 2015.

Outstanding items: 2, GIS disk (Section 501.2.A); 5, engineer's signature/seal (Section 501.2.F); 6, owners' signatures (Section 501.2.H); 8e, show existing lot coverage for the House of Worship (Section 501.2.N); 13, where the clear sight triangle is not located within a public ROW, the area shall be recorded as an easement on the plat at the time of subdivision and/or land development approval (Section 704.i.1); 19b, stormwater management plan approval will be required at the time of building permit application for development of any of these lots; 19c, private streets shall be constructed with a minimum cartway width of 16' and shall have a paved or gravel surface; 19d, the Township hereby recognizes that the private street may potentially be used by 4 lots ;25, the building setbacks along the existing 50' ROW and Lot #8 should be front setbacks (35').

Discussion was held on the driveway/access situation. The applicants would like to have the option to access from either driveway. How about a waiver for the future use

by a possible resident? The applicant at that time would still need to obtain a PennDOT permit.

Mr. Hoffman requested, on behalf of the applicant, a waiver of the requirement for maximum of three driveways on a private street to a maximum of four.

Motion by Harlacher, second by Kauffman, to recommend approval of the waiver request for Section 703.h.10, to increase the maximum allowable lots to four (4). All members voted aye; motion carried.

The applicants will be permitted to use the existing access on Bull Road for the existing use. At the time of building permit application for increased use, the applicant would need to define the use and access.

Motion by Harlacher, second by Kauffman, to recommend approval of the Subdivision Plan for Dover Bethany United Methodist Church, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter dated September 2, 2015, as referred to above: 2, 5, 6, 8e, 13, 19b, c, d, and 25. All members voted aye; motion carried.

IV. Other Business

A. Firestone – Falcon Lane (Glen Hollow Subdivision)

Kenneth Firestone and Dolores Hendrix, 3133 Cardinal Lane, were present on this plan. They want to purchase part of parcel 0001K, and there's a roadway involved. How to accomplish this? Formulate an amended agreement signed by all property owners involved? Can the Township abandon the road? Quit-claim it? There's a problem finding the actual subdivision plan for this development. Mrs. Hendrix has the original subdivision plan from the 1970s, which is where they have to start. What do they need to do to acquire this? PFG has offered to provide, for a set amount of money, a deed and title to the lot that Mr. Firestone and Mrs. Hendrix want to purchase. Mr. King noted that it may take all of that money for PFG to research and obtain the clear title. Might this be too good to be true? It would depend on the language of the contract, and it would certainly be advisable for Mr. Firestone and Mrs. Hendrix to have any contract language reviewed by an attorney prior to signing.

Mr. Hoffman feels in order to purchase this land, a deed and title insurance are necessary (and it should be through a certified title insurance company).

Mrs. Brinton suggested that Mrs. Hendrix contact Mrs. Brinton where she works to discuss with the staff the details of this case and get advice on where to start to unravel this tangled ball of deeds and lots and ROWs and plans and parcels.

B. PL 14-2 – Brookside Motors Land Development Plan – waivers and discussion

No one was present on this plan.

Mr. Myers noted that the applicants have an approved land development plan. The outside of the embankment encroached into the Columbia Gas ROW, and Columbia Gas refuses to permit them to grade in that ROW. If Columbia Gas were to remove the berm for working on the gas line, etc., it would adversely affect the function of the retention pond. The applicants are requesting a waiver for modification of the slope requirements for the inside and outside of the berm. Earlier, the Township granted a

waiver of the fence requirements, since the slope was 4:1. Now, the applicants are requesting a slope change to 3:1, which affects the fencing issue.

Motion by Brinton, second by Harlacher, to *table* the request by Brookside Motors to waive the fence requirements for the retention pond. All members voted aye; motion carried.

Attorney King noted that the Zoning Ordinance amendments will proceed to a public hearing.

Motion by Harlacher, second by Brinton, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:51 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary