

Dover Township
Public Hearing
And
Planning Commission Minutes
September 3, 2014

Chairman Wayne Hoffman called the Public Hearing to order at 6:30 p.m. Members present: Amy Brinton, Anthony Pinto, Eric Harlacher, and Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, and Recording Secretary.

The purpose of the hearing was to receive citizens' comments on the proposed Zoning and SALDO changes. There were no citizens present. Neither Mr. Baranski nor Mrs. Sprenkel had any comments on the proposed changes, nor did the Planning Commission members.

Discussion was held on the permitted customary part-time or off-season minor or rural enterprises. Mrs. Sprenkel distributed information addressing such uses. Mr. Hoffman provided additional information that he gleaned at a meeting relative to this issue. Apparently, there is a farm family within the Township holding weddings and receptions at their farm, with no detractor from the main use of the farm. There were some complaints about this temporary use of the farm, but the owners were permitted to continue their activities.

Motion by Pinto, second by Kauffman, to close the public hearing. All members voted aye; motion carried. The public hearing closed at 7:02 p.m.

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:02 p.m. Members present: Amy Brinton, Anthony Pinto, Eric Harlacher, and Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and one citizen.

I. **Minutes**

Motion by Kauffman, second by Brinton, to approve the minutes of the meeting of August 6, 2014. All members voted aye; motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the proposed amendments to the Subdivision and Land Development Ordinance AND the Zoning Ordinance as presented AND to submit the proposed changes to the County Planning Commission and to the Township Supervisors for their review. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 14-7 – Glen Hollow, Phase III Revised – Rugh/Gropp

David Hoffman was present on this plan, which involves a duplex lot to be divided into individual semi-detached single family homes. This is a corner lot at the intersection of Condor Lane and Glen Hollow Drive.

Waiver requested: street widening. **Motion** by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 704, street widening. All members voted aye; motion carried.

C. S. Davidson's letter dated September 2, 2014, was reviewed. Outstanding comments: 1, GIS disk (Section 501.2.A); 3, owner's signature (Section 501.2.H) AND remove the incorrect part of the address; 5, letter dissolving the two lots from the Condo Association; and 6, add a note to the plan acknowledging the driveway is an existing non-conformity and referencing the section number (Section 27-507.3.A).

Motion by Harlacher, second by Brinton, to recommend approval of the Revised Final Subdivision Plan for Glen Hollow Phase III, Rugh/Gropp, subject to the satisfactory resolution of the following open items referred to above: 1, 3, 5, and 6. All members voted aye; motion carried.

B. Sketch Plan

David Hoffman was present on this proposal: the property is on Poplar Road, having two deeds for three lots of the original Parkview development from the 1920s or so. The lots are small. The applicant bought two lots in 1930 and another lot in the 1960s. The applicant would like to remove 50' from the center of one property and add it to the property on the other side. Because of the configuration of the lots and the utilities, there are service lines on one property that serve another lot. The eastern portion of the property does not have water service and would need to be upgraded. There are three residences on the properties--a mobile home, a frame home, and a garage with a residence above it. The setbacks for the new lot have been met as well as lot area and lot frontage. Essentially, they are combining all the lots and then subdividing into two lots. Discussion was held on the parking situation and whether the applicants can comply with the regulations.

From the audience, Mr. Kottmyer confirmed the purchases of the two lots, then the other one.

Mr. Myers confirmed that a new water service will be necessary and will be handled at the formal plan stage, and the same goes for the sewer service. Mr. Hoffman should meet with the Public Works Director to go over the acceptable solution to the water/sewer reconfigurations. It was noted that the driveway is fine. There are existing non-conformities on these lots, but the applicant is not creating any new non-conformities. Those known non-conformities should be identified early in the process and listed on the plan.

IV. **Other Business**

Nothing at this time.

Motion by Brinton, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary