

Dover Township  
Zoning Ordinance Review  
and  
Planning Commission Minutes  
September 04, 2013

Chairman Wayne Hoffman called the meeting to order at 6 p.m. Members present: Monica Love, Eric Harlacher, and Amy Brinton (arrived at 6:27 p.m.) Absent: Anthony Pinto and alternate Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and one citizen.

Continuing with the chart --

Vehicle sales lot – currently permitted in Commercial; add to Business Park, and Industrial. No Special Exception in the Village Zone.

Warehousing – permitted in Industrial Zone; keep as is.

Wholesale establishments – currently permitted in Commercial and Industrial; add to Business Park.

It's a good idea to make a new chart, adding the page numbers.

Discussion was held on Boarding Houses – Mrs. Sprenkel feels that the owner of the boarding house should live on the premises. There is one boarding house in Dover Township and that owner doesn't live in the house. There are frequent complaints brought to Mrs. Sprenkel's attention. Can this requirement be added to the classification? Mr. Baranski noted that at a previous meeting, this was already done, so that's good. Confirmed: add "must be owner-occupied." [Amy Brinton arrived at this time.] After discussion, it was decided to remove Rooming House as a permitted use in the R-1 Zone. There was a discussion of the recent incident in Windsor Township in which a boarding house owner was not living on the premises and a child was killed. The residents felt that the Township did not enforce its ordinances, etc., and after much ado, the Board of Supervisors passed an ordinance that stated that the owner must live on-site. Mrs. Sprenkel thinks this is a good practice. Mr. Hoffman feels that the Township can't keep making rules to prevent stupidity.

Discussion was held on selling veggies and fruits out of pick-up trucks, in front of one's house, on parking lots, etc. A non-resident was selling a load of cantaloupes on someone else's property; someone complained. The seller obtained a solicitor's permit to do so. Apparently, the person who complained does the same thing. Should the seller have gotten a vendor's permit? Mrs. Love reported what West Manchester Township does; Mrs. Sprenkel will get the details from her regarding a transient retail permit, but she's not sure that it's really necessary. Mrs. Sprenkel wants to make sure the Township is covered in case of another complaint, although the answer could be merely that the Township doesn't regulate this type of activity.

Chairman Wayne Hoffman called the regular Planning Commission to order at 6:54 p.m. Members present: Monica Love, Amy Brinton, Anthony Pinto, and Eric Harlacher. Absent: alternate Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and three citizens.

I. **Minutes**

The date on the draft of the minutes of the August 7, 2013, meeting was incorrect, thanks to some technological feat of wonder; Mrs. Sprenkel will correct. **Motion** by Love, second by Pinto, to approve the minutes of the meeting of August 7, 2013. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

None this month.

IV. **Other Business**

Spangler's Hardware concept

Ashley Spangler, Jr., 4072 Carlisle Road, was present to discuss their request to put an addition onto their store. There was an addition put on in 2004 or 2005. They want to "square off the back piece" of the previous addition. The purpose of the addition is to provide lawn mower service. Currently, they sell push lawn mowers but cannot service them. Eventually, they'd like to expand to selling riding tractors, servicing those as well. Of concern with this newest addition is parking. Currently, they have ample parking for the customers. It was noted that the rear of the store/parking area is not used too much, except perhaps at the holidays. Hopefully, they won't need any more parking spaces, especially if they're converting already approved retail space to a use with less retail space. They are envisioning using the rental counter area for the service counter. Will there be additional employees? He has some employees whose services aren't being used fully whom he'd like to put into the service area.

Does he need a land development plan? That would address the parking, the impervious surface area, etc. He's not increasing the amount of impervious area; he's not providing any additional retail space. How about the parking requirements? Mrs. Sprenkel is comfortable not requiring additional parking. Mr. Spangler will need to formally declare how many square feet will be used for the retail space. This can be addressed in-house as opposed to requiring a land development plan.

Now, on the second lot, they'd like to take the rear half of the lot, blacktop it, and move the bins of mulch and stone onto that lot. They'd like to put the pavers on the paving as well to make it easier for customer access. The impervious coverage would be calculated on its own, as this is a separate lot. This would be an accessory use to the hardware store use on the main lot. Would he need a land development plan? Likely not. Building permit? Yes. Grading plan? Yes.

**Motion** by Harlacher, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:29 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary