

Dover Township
Planning Commission Minutes
September 7, 2016

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and six citizens.

I. **Minutes**

Correction: Page 2, third paragraph up from bottom, second sentence, Mr. Myers questioned the sentence "Some past R-4 owners haven't been particularly diligent in remaining in the Township *prior* to building their project." Should that be "subsequent" to building their project? After discussion, it was decided that the wording should be "Some past R-4 owners haven't been particularly diligent in remaining in the Township to complete their proposed projects." Mrs. Sprenkel will correct the minutes.

Motion by Kauffman, second by Kimball, to approve the minutes of the meeting of July 6, 2016, as amended above. All members voted aye; motion carried.

II. **Zoning Cases**

No cases this month.

III. **Plans**

No plans this month.

IV. **Other Business**

A. Madison at Valley Manor- new name – Copper Chase – rezoning request, 2900 Emig Mill Road

Todd Bowser, Campbell Associates, 3030 East Market Street, York, was present with Todd Kurl, RGS Associates, and Attorney Zach Nahass, CGA Law Firm. This proposal was presented to the Planning Commission in July; the applicants are requesting a rezoning change to expand the existing use of the Valley Manor Townhouse Community. After presenting to the Planning Commission, the applicant presented the proposal to the Board of Supervisors, who suggested that the applicants start land development as well as a rezoning request.

Mr. Kurl gave the background of the proposal for the benefit of those who weren't present in July. The parcel is at 2900 Emig Mill Road where there are 132 multi-family units currently. It's a 30-acre site; the Township's Comp Plan includes this parcel in the growth area. The area is currently zoned R-3, and the applicants are requesting to rezone to R-4. The parcel is directly adjacent to some R-4 zoned area now (across the road). No other R-4 is available for development in the Township. The Morgan family has purchased the development, and they want to upgrade all the units and expand the use. Currently, in the R-3 zone, the owner would be permitted to add only 17 units; if it were zoned R-4, he could add 108 units. He would like to increase to 8 units per acre, which is

permitted in the R-4 Zone. These would be rental units, with no individual ownership. Copper Chase Apartments, LP, would be the owner. Currently, there are mostly apartments in this development. Mr. Bowser noted that the renovation of the older units will be done as renters leave the development. He did say that the longevity rate of the rentals is in the upper 90%, which is great, but it also means that the existing units will be upgraded slowly. He also said that the clubhouse will be upgraded for the benefit of all. The upgraded units will always look newer, simply because of the construction methods and materials. The rental price calculation is \$1.15 per square foot, for an 1100 square foot unit, \$1,250 would be the per-month rental price.

Mr. Kurl noted that the infrastructure is already in place, public water and sewer, private roads. He feels that with the West Manchester Mall reconfiguration and the Memorial Hospital construction, the owners won't have any problem moving the units, as the increased housing dovetails nicely with the expanded commercial entities.

Mr. Hoffman noted that as long as his memory serves, this lot has been vacant, serving no one. He is personally in favor of the proposal. He feels that Mr. Morgan's presentation in July gave sufficient information and the Planning Commission "should take the man at his word."

Traffic concerns were discussed, with Mr. Bowser noting that traffic studies will be performed as a part of the Land Development Plan process. Traffic will be increased in the area, no question about it, but that's what a traffic study is for.

Mr. Hoffman discussed another applicant who wanted to rezone a parcel. He feels that this application is different from that previous applicant.

Mr. Curley asked, "What is the benefit to Dover Township to rezone this parcel?" Mr. Bowser noted that from their viewpoint, financially speaking, 17 units don't make sense. For this project, for the applicant, it's either 108 or none. They will not proceed with 17 units. He feels that the benefit is that this is a great place to live and play. He mentioned the fees that will be paid to the Township as a result of the construction. Mr. Hoffman noted that the project will likely be a better use of the land than its current use, plus it's not a farmable piece. It's not being used as an official open space area for anyone's benefit. Mr. Myers noted that the Comp Plan is concerned with land conservation. There's a need for housing in the Township, and this use (multiple units) makes sense. Single-family housing on individual lots "chews up" a lot more land, not particularly a good use.

Project time frame? As quickly as possible, and each unit is pre-leased before construction. Could be 15 months or so.

Motion by Kimball, second by Pinto, to recommend approval of the request by Madison at Valley Manor for rezoning from R-3 to R-4. All members voted aye; motion carried.

Motion by Harlacher, second by Pinto, to pass this proposal to the YCPC for review and comment as this was the Public Meeting required for re-zoning. All members voted aye; motion carried.

B. Jerry and Ellen Shaffer, proposed sketch plan; proposed Commercial Development south of Dover Borough

Jerry Shaffer was present on this proposal, which involves 9 acres behind Dover Dragons. He owns the front lot also. The rear lot has no road frontage, a 50' ROW on one side, and an alley on other side. He knows that the parcel is not going to attract a retail facility, since there's no road frontage. His proposal – to use about 5 acres for some contractor's shops (body shop, etc.) and perhaps some large item storage (such as for heated RVs) units. He has a customer who would like to have a body shop in one of the areas.

Access to the site is via the 50' ROW. How about a sign on Route 74? Would there be room on the 50' ROW for a sign of sorts? Some businesses don't need a sign on the main road, just because of the nature of the business.

Mr. Hoffman asked how a body shop would get the damaged vehicles to it – the area is certainly not conducive to a roll-back or a tow truck maneuvering another vehicle. How about a contractor – would he need to order supplies and store them there? Realistically speaking, some deliveries arrive via tractor trailer. That wouldn't work, certainly. He'd need to use more of the land for something like that. The remaining area could be used for a peddler's market.

Recommendation by the Planning Commission – use a little more land for parking/turning/deliveries if possible. Overall concept is great, sensible use of the space. Investigate the sign and access issues. Probably plenty of interested tenants. Mr. Myers noted that stormwater regulations have changed and will need to be addressed.

Mr. Myers reported that the Comp Plan includes a future transportation plan that shows a bypass around the southwest side of the Borough. Mr. Shaffer's parcel is shown on that future transportation plan. Mr. Myers noted that the proper pieces are falling into place to make that transportation plan a reality. Mr. Shaffer was aware of that future plan, but he thought that the idea had been shelved. He's willing to participate in the dealings to bring the road to fruition. It will indeed affect his use of that parcel, as there would finally be road frontage. It might affect what uses that he targets for the parcel as well. He should likely build his plan with the assumption that this roadway will be a reality. He's hesitant to construct all the buildings just in case he can't fill them as built – he'd like to proceed a bit more slowly as he sees the need.

Take the proposal to the Board of Supervisors for their review and input, particularly with regard to the proposed bypass and how it might affect this proposal. It was noted that the Township is under no obligation to proceed with the bypass recommendation at all.

Mr. Shaffer had a concern about the signs welcoming people to the Township; they're suffering. Mrs. Sprenkel noted that this is a work in progress.

Information only: The Zoning Hearing Board granted the two Variances as requested for the proposed Auction House, July 20, 2016.

Motion by Kauffman, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary