

Dover Township  
Planning Commission Minutes  
October 1, 2014

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton and Eric Harlacher. Anthony Pinto and Carol Kauffman were absent with prior notice. Also present: Solicitor John Baranski and Zoning Officer Georgia Sprenkel.

I. **Minutes**

**Motion** by Harlacher, second by Brinton, to approve the minutes of the meeting of September 3, 2014. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

- A. PL 14-6 -- Terra Vista – subdivision – *tabled*
- B. PL 13-8 -- Terra Vista – Land Development – *tabled*
- C. PL 14-8 -- SC Holding (Harmony Grove Landfill) *tabled*

IV. **Other Business**

A. **Motion** by Harlacher, second by Hoffman, to authorize the Planning Commission Secretary to sign the Planning Module for Glen Hollow, Phase II (Rugh/Gropp). All members voted aye; motion carried.

B. Mrs. Sprenkel wanted to discuss two issues concerning the revised Zoning Ordinance. The Accessory Vehicle Repair use, which is permitted in the Conservation Zone, Agriculture and Village Zones permit five (5) junk cars on the property to be used for parts. Mrs. Sprenkel has an issue with this since two or more junk cars constitute a junk yard, according to the definition. She feels if a car is needed for parts, it must be kept inside a garage. After discussion, the Planners agreed that the five permitted vehicles should be removed and none will be permitted.

Next, the Tavern regulations in the specific standards are too restrictive for this type of use. The setbacks for a Tavern in the Commercial, Village, Business Park next to a Residential Zone or Residential Use is 100 feet, and Mrs. Sprenkel would like to reduce it to 30 feet for all side and rear setbacks just for residential use and residential zones. The Planners agreed. Attorney Baranski will talk to Attorney Rausch to present these changes to the Board of Supervisors.

**Motion** by Brinton, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:18 **p.m.**

Respectfully submitted,

Julie B. Maher,

Recording Secretary, from Georgia Sprenkel's notes