Dover Township
Planning Commission Minutes
October 5, 2011

Chairman Wayne Hoffman called the meeting to order at 7:00 p.m. Members present: Monica Love, Bill Hansman, Anthony Pinto, Amy Brinton, and alternate Eric Harlacher. Absent: alternate Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineers Terry Myers and Karen Wilson, Recording Secretary, and five citizens.

I. Minutes
   Motion by Hansman, second by Love, to approve the minutes of the meeting of August 3, 2011. All members voted aye; motion carried.

II. Zoning Cases
   A. ZHB 11-5 – Danielle Crone Anderson, 3017 Solar Drive; request for Special Exception for family daycare in the R-4 zone
      Danielle Anderson was present to request a Special Exception for a family daycare in her home at 3017 Solar Drive. She needs Township approval before applying to the state. She is presently in school to achieve her CDA certificate to do this. She would like to take care of six children. The yard is fenced. There will be no sign; she will advertise with business cards, on the Internet, and word of mouth. She has a double driveway with ample parking. Mr. Hoffman suggested complete photos of both inside and outside business space. Anticipated hours of operation are 6 a.m. to 6 p.m., depending on the parents’ hours.

      Motion by Hansman, second by Brinton, to recommend approval of the request for Special Exception for family daycare by Danielle Anderson. All members voted aye; motion carried.

III. Plans
    A. PL 11-4 – Jeffrey Kauffman – 2732 Grandview Avenue; 3-lot reverse subdivision
      Todd Lyons, Lyons Surveying, was present on behalf of the applicant. This plan was before the Planning Commission in August, presented by Attorney George Eveler. They want to now combine the existing deeds to end up with three tax parcels. Mr. Myers suggested that Mr. Lyons make the exterior lot lines darker for clarity.

      Mr. Myers reviewed the outstanding comments on the C. S. Davidson letter dated September 23, 2011. Outstanding comments are as follows: 2, (GIS disk, Section 501.2.A); 5, owner’s signature, Section 501.2.H); 7, (add municipal boundaries, specifically West Manchester Township, Section 501.2.K); 9, (existing lot coverage for Lot 1 should be provided at the specified locations on the plan, Section 501.2.N); 10, (all existing storm sewers, sanitary sewers, water mains, wells, septic systems, culverts, utility lines, fuel storage tanks, and other significant man-made features should be added to the plan, Section 501.2.); 11, (fire hydrant locations, Section 22-713.3.D); 14, (all existing or proposed streets on or within 400 feet of the tract, should be added, Section 501.2.W); 16,
(waivers should be added to the plan and formally requested in writing, Section 501.2.LL); 20, (add proposed driveway locations for Lots 2 and 3 Section 708.2 & 3); and 21c, (add the following note: “upon development, Lots 2 and 3 shall be subject to the Recreation Areas and Fees requirement of Section 22-718 of the Dover Township Subdivision and Land Development Ordinance.”

Waivers requested: Section 501.2.R, 2-foot contours and Section 704, curbs, sidewalks, and street widening. Motion by Love, to recommend approval of the waiver requests for Sections 501.2.R and 704. second by Hansman,

Motion by Love, second by Hansman, to recommend approval of the 3-lot reverse subdivision plan of Jeffrey Kauffman, PL-11-4, subject to the satisfactory resolution of the following items referred to above: 2, 5, 7, 9, 10, 11, 14, 16, 20, and 21c. All members voted aye; motion carried.

IV. Other Business

Josh Miller is interested in purchasing the Farrell’s Nursery 5-acre property with the building on it for his roofing contractor’s office and showroom, with (eventually) a shop for truck parking. He would like to get into the solar business; this is a separate business that might share space on this lot. Any outside storage would be screened/fenced. There would be dumpsters for the recycling of his materials. How about the buried drip irrigation? That would be up to him as to its removal or not. This is not a permitted use in the Business Park Zone. Is the Township making any changes to the Business Park Zone?

Motion by Hansman, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:35 p.m., but the discussion continued.

Mr. Hoffman brought up the recent McDonald’s request for sign changes. He feels that when the Planning Commission members thought of signs, they thought of just basic signs out at the street, not interior signs or the signs where one orders food, etc. He feels that the members need to try to think further on these issues to try to anticipate problems, etc.

Discussion was held on the Zoning Ordinance changes. From the audience, Madelyn Shermeyer spoke, reminding the Commission that the Township always wants to lure businesses to the Township. It makes sense for the Township, then, to provide a Business Park zone/location. From the audience, Mike Husson gave his opinion of “Business Park” characteristics. Should a Business Park have public sewer and water? Yes. So it’s probably not wise to label an area as Business Park that does not have public sewer facilities. All infrastructure and utilities need to be in place to attract a Business Park type of business. How feasible is it to have the public sewer run to the proposed Business Park locations? In this day and age, it’s likely that a business would want to start up as easily as possible, or they would seek another location. A location that would need to have an on-lot septic system installed might not be very attractive to a business.

How about leaving the business park proposals as the Commercial Zone and use a Business Park overlay? For Mr. Miller’s request, right now, he cannot do what he wants to do without a Variance. [Mr. Hansman left at this point, 7:57 p.m.] Discussion of the existing lots/businesses in the proposed business park location, it was noted that each lot with a use on it now has its own on-lot septic system.
Mrs. Shermeyer suggested not calling this area a Business Park, but rather Commercial. Mrs. Love suggested providing the option for a business park within the Commercial area.

As for Mr. Miller's request, the Planning Commission would likely look favorably upon a request for a Variance based on the fact that Mr. Miller did not cause the hardship, the Township actually did. His roofing business would likely have less of a traffic impact than Farrell's Nursery did. If, however, the zone was changed back to Commercial, it would save Mr. Miller the expense of applying for a Variance. That process would take longer than Mr. Miller's Variance process, so if he wants to proceed quickly, he should just apply for a Variance and pay the costs involved.

Discussion was held on how to attract business to the Township without adding to the existing traffic problem (can't be done).

Mr. Baranski suggested that the Planning Commission meet in earnest to discuss the changes to the Zoning Ordinance and get this process finished. A meeting was set for 6 p.m. on Thursday, October 20, to discuss the Zoning Ordinance changes. The group will meet upstairs.

At 8:47 things dissolved, having been adjourned earlier.

Respectfully submitted,

Julie B. Maher,
Recording Secretary