Dover Township
Planning Commission Minutes
November 2, 2011

Chairman Wayne Hoffman called the meeting to order at 7:04 p.m. Members present: Bill Hansman, Anthony Pinto, alternates Eric Harlacher and Carol Kauffman. Absent: Monica Love and Amy Brinton. Also present: Zoning Officer Georgia Sprenkel, Solicitor Nicole Ehrhart, Engineers Terry Myers and Karen Wilson, Recording Secretary, and eight citizens.

Mr. Hoffman noted that the alternates are voting members for tonight’s meeting.

I. Minutes
   Motion by Hansman, second by Pinto, to approve the minutes of the meeting of October 5, 2011. All members voted aye; motion carried.

II. Plans
   None this month.

III. Zoning Cases
   A. ZHB 11-6 – Meckley – 3081 Ruppert Road; Variance request for setbacks in the Ag zone.

   Delphus and Cynthia Meckley, 271 Berwick Road, Abbottstown, were present. The property at 3081 Ruppert Road is 51 feet wide, and they would like to place a 14’ x 72’ mobile home on this property. They cannot meet the side setbacks of 30’ in the Ag Zone. The previously existing home that was on the property was condemned as a blighted property and has been removed; the mobile home will be set back nearly 120 feet from the road. The applicants will be removing the leftover concrete slab this weekend. They will provide pictures. This lot was created prior to zoning and setback requirements. The lot is 721 feet long and 51 feet wide at the front and 49.8 feet wide at the rear. The neighbors are all in the same situation as far as setbacks are concerned. The applicants’ hardship is that they cannot meet the setbacks to place the mobile home anywhere on the lot. Neighbors on both sides have stated that they have no problem with the Meckleys’ trailer being close to the setback. Mr. Myers recommended that they provide photos of their lot as it relates to the neighbors’ lots, showing that the neighbors’ homes are close to or within the setbacks, too. He also suggested drawing a line across the front of the photo showing where the previous home was situated on the lot.

   Motion by Hansman, second by Pinto, to recommend approval of the Variance request by Delphus and Cynthia Meckley for relief of the side setbacks to place the mobile home on the lot at 3081 Ruppert Road. All members voted aye; motion carried.

   B. ZHB 11-7 – Kauffman – 2929 Solar Drive; Special Exception request for Family Daycare in the R-4 zone.

   Alisha Kauffman, 2831 Oakland Road, was present to request a Special Exception for
amendments already in the works to be done. These could be bundled together, advertised together, and decided together.

Overall, the Planning Commission members support this proposal if the details can be ironed out by whatever means that is deemed to be best. Mr. Pinto is not in favor of a text amendment; he feels go for the Variance and try to re-zone the properties. Ms. Ehrhart feels that there's not enough of a hardship for this case to be granted a Variance. Mr. Myers said that the applicants can formally request a text amendment before the Board of Supervisors.

How likely is it that the applicants' waivers would be approved? Uncertain. Is there anything that the Planning Commission would like to definitely keep in the wording for the text amendment, if that's the option that the applicants choose to pursue? Keep all the wording except the issue of 200' distance to the residential zone. Perhaps make the 200' from building to building, not from building to zoning line, noting that there will be screening in between the uses. Also, make it 200' from the commercial drive-through to a building with residential use as its principal use.

**Motion** by Pinto, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:27 p.m.

The Planning Commission then discussed the Zoning Review information. It was suggested that the Township go forth with the top priorities and advertise the changes for adoption instead of waiting until all the changes are ready to be made. It would be better to do it piecemeal rather than all in one shot. It's frustrating to recall that discussion has been held over and over again and nothing has actually been accomplished because the list of proposed changes keeps growing.

Discussion was held on Terra Vista and the proposed re-zoning. It was zoned R-3, now it's R-1, and the developer's having trouble complying with the R-1 requirements. The developer didn't move quickly enough to get the development underway with the R-3 zone. Was that plan ever approved by the Planning Commission? Recorded? If the zone is not changed and remains R-1, the developer would need to proceed with the plan that was submitted. To make the lots conforming at a later date, the Township can change the area back to R-3.

What areas are to be rezoned? Mrs. Shermeyer will present these changes to the Board of Supervisors at the next meeting, November 28.

1- re-zone the properties to rear of 3071 Carlisle Road, Road, PARCEL 3-56 (3320 Oakland Road); PARCEL 3-57 (3300 Glenwood Road);PARCEL 3-57A(3310 Glenwood Rd.); PARCEL 3-58 (3300 Oakland Rd) from Residential (R-3) to Commercial;

2- Terra Vista – no decision was made at this time. Apparently, the Terra Vista people are planning to make a presentation to the Township Planning Commission in December. Keep it as R-1 for the time being.

3- Village zone – livestock permitted. Minimum lot size, setbacks same as in other zones that permit livestock.
4– Taverns – definition and where permitted

[At this point, 9:49 p.m., Mrs. Kauffman left the meeting.]

5 – Hoffman farm – discussion on the zoning for this area; can this work as the Business Park zone? What are the definitions for “light industrial uses”? No decision made at this time.

6 – Business Park – permitted uses; add solar?

This discussion ended at 10:00 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary