Dover Township
Planning Commission Minutes
November 3, 2010

Chairman Wayne Hoffman called the meeting to order at 7:02 p.m. Members present: Monica Love, Bill Hansman, Anthony Pinto, Robert Wright, and alternates Amy Brinton and Eric Harlacher. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineers Terry Myers and Karen Wilson, Recording Secretary, and four citizens.

I. Minutes
Motion by Hansman, second by Love, to approve the minutes of the meeting of October 6, 2010. All members voted aye; motion carried.

II. Plans
A. Members 1st Credit Union – Land Development Plan on Carlisle Road
Aaron Navarro and Craig Mellott were present on behalf of the applicant. The applicant wants to develop a commercial property along Carlisle Road. There’s currently a house/rental on this lot, which will be demolished. Parking would be facing Carlisle Road, access across from Palomino Road. There will be an ATM and two drive-through areas. The undeveloped areas on this lot will remain undeveloped at this time. There will be a possible traffic connection to Palomino Road in the future but for now it will remain a private access drive. There’s public water and sewer to this parcel.

Mr. Mellott explained the traffic issues/access. A traffic impact study has been done. There will be a striped left-turn lane; curbs will be upgraded. Dedication of ROW was discussed. It’s not being done with this plan; the Supervisors and the applicant discussed this previously and could not agree on a suitable compromise. It was noted that Members 1st is constructing the private road to the proper standards and is planning ahead for the future possible connection – and doing this of their own accord with no actual requirements by the Township associated with this plan. The applicant does not want to dedicate the ROW and configure the public road with the connection if the Township cannot commit to the actual roadway connection and payment in the future. Discussion was held on how to resolve this problem; it was unknown what exactly transpired between the Supervisors and applicant. It was suggested that perhaps the Planning Commission members should be aware of those discussions to better be able to make a recommendation on this plan.

Mr. Myers noted that the applicant has complied with most of the comments on C. S. Davidson’s letter dated October 20, 2010. They’ve requested the following waivers: preliminary plan (Section 22-501); street trees along Carlisle Road (Section 22-1103.5.A); horizontal curves on interior islands (Section 22-707.2.B); and paving width on the access drive (Section 22-709.8).

Motion by Hansman, second by Wright, to recommend approval of the waiver of the Preliminary Plan, Section 22-501. All members voted aye; motion carried.

Motion by Hansman, second by Love, to recommend approval of the paving width on
the access drive, Section 22-709.8. All members voted aye; motion carried.

Motion by Hansman, second by Pinto, to recommend approval of the waiver request for Section 22-707.2.B, horizontal curves. Four members voted aye; Love opposed. Motion carried. Motion by Hansman, second by Wright, to recommend approval of the waiver request for street trees, Section 22-1103.5.A. All members voted aye; motion carried.

Mr. Myers reviewed the water service to this parcel. The applicant is proposing to tie into the water line and run it through the access drive. Mr. Myers is concerned that if the road is extended, there will be a water line through the public street. Discussion was held; the applicant will revisit this configuration.

The YCPC review presented some concerns with the traffic and parking areas. Mr. Navarro noted that if and when the public road goes through, the proposed traffic patterns and parking areas will still work. Discussion was held; it seems that all concerns are addressed.

YCPC was also concerned with the possibility of a regional facility for the stormwater management.

Mr. Baranski asked how Township thought the eventual road would be extended. Did the Township anticipate that a developer would pay for the improvements? Mr. Hoffman doesn’t want the Township to find itself in a sticky situation five years from now by “agreeing to agree on something later” with the action taken here tonight. Mr. Navarro feels that the proposed improvements to the parcel should be considered part of the applicant’s contribution to the extension of the road. Mr. Hoffman urged Mr. Baranski to work with the applicant to find a solution to the current impasse. The Township wants the ROW; the applicant wants to be able to use the back part of its lot, which it cannot do without the upgrade to the roadway.

The applicant also needs to obtain a signal permit to modify the signal before the access drive can be completed.

Motion by Love, second by Hansman, to table the decision to make a recommendation to the Board of Supervisors in order to further investigate the information surrounding the road dilemma. All members voted aye; motion carried.

It was noted that the waivers have been officially addressed and were recommended for approval.

III. Zoning

No cases this month.

IV. Other Business

Energy-Related Standards

Mr. Baranski presented the revision to Section 27-202 for Energy-related uses. New definitions have been added. Mr. Baranski reviewed the revisions, hopeful that the document is in good form to send on to the next level. There were a few very minor corrections, mainly typographical errors or slight word omissions that Mr. Baranski will correct.

In Section 27-662, A, 1 – change “turbine” height to “overall” height.
In Section 27-662, A, 2 – remove this item ("shall not exceed the maximum building height in the Zone). 

Motion by Hansman, second by Love, to incorporate this revision into the ordinance. All members voted aye; motion carried.

The public meeting will be advertised for the December meeting.

Motion by Hansman, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:41 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary