

Dover Township
Planning Commission Minutes
November 4th, 2015

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:06pm. Members present: Eric Harlacher, Anthony Pinto, Wayne Hoffman. Absent: Amy Brinton, Carol Kauffman. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Terry Myers C.S Davidson, Cory McCoy, Acting Recording Secretary, and twelve citizens.

I. **Minutes**

Motion by Harlacher, second by Pinto, to approve the minutes of the meeting of October 7th, 2015. All members voted aye. Motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 15-9 – 3201 & 3203 Glen Hollow Drive: Subdivision of a Condo to a Single Family Semi-Detached:

Stacie Wentz & Duane Arnold (3203) were present on this proposal representing both 3201 and 3203 Glen Hollow Drive. This is another situation in which each unit / duplex functions as an individual condo association. The owners cannot get certain financing because of this classification. In order to be able to sell their house, they need to be able to separate each unit from its attached neighbor.

Mr. Myers reviewed comments on the C.S. Davidson letter dated October 28th, 2015. Outstanding items: ZONING 1, The R-3 district requires minimum lot depth of 100ft and maximum density of 5 units per acre. Note on the plan the existing, non-conformity of minimum depth requirement and maximum density (Sec 27.405); SALDO 1, GIS disc (Sec 501.2.A); 2, Owner's signature (Sec 501.2.H); 6, Dimension and label proposed lot width on plan (Sec 501.2.N); 10, Letter to township dissolving two lots from condo association.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 704.b, road widening, as requested. All members voted aye, motion carried.

Motion by Pinto, second by Harlacher, to recommend approve of the subdivision plan for 3201 & 3203 Glen Hollow Drive, subject to the satisfactory resolution of the following items from the C.S. Davidson letter referred to above: ZONING 1, SALDO 1,2,6,10. All members voted aye, motion carried.

B. PL 15-10 – 3213 & 3215 Glen Hollow Drive: Subdivision of a Condo to a Single Family Semi-Detached:

Daniel Leonhard (3215) was present on this proposal. This is another situation in which each unit / duplex functions as an individual condo association. The owners cannot get certain

financing because of this classification. In order to be able to sell their house, they need to be able to separate each unit from its attached neighbor.

Mr. Myers reviewed the C.S. Davidson comments on the letter dated October 28th, 2015. Outstanding items: ZONING 1, The R-3 district requires minimum lot depth of 100ft and maximum density of 5 units per acre. Note on the plan the existing, non-conformity of minimum depth requirement and maximum density (Sec 27.405); SALDO 1, GIS disc (Sec 501.2.A); 2, Owner's signature (Sec 501.2.H), 3, Dimension lot width at front setback line (Sec 501.2.K); 7, Verify proposed lot depth (Sec 501.2.N); 11, Letter to township dissolving two lots from condo association.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request for Section 704.b, road widening, as requested. All members voted aye, motion carried.

Motion by Pinto, second by Harlacher, to recommend approval of the final subdivision plan for 3213 & 3215 Glen Hollow Drive, subject to the satisfactory resolution of the following items, referred to in the C.S. Davidson letter above: ZONING 1, SALDO 1, 2, 3, 7, 11. All members voted aye, motion carried.

C. PL 15-11 – Monumental Property Endeavors – 2261 Royal St – Land Development Plan:

Dave Hoffman (2355 Carlisle Rd, York), and Larry Prescott (Professional Design and Construction, 61 Church St, Landisville) were present for this land development plan for a site at Rt. 74 and Royal Street. Weaver Memorial would like to open a retail facility in the 1000 square foot building. Facility use will be a show room and retail sales of headstones, storage, restrooms. There will be five parking spaces. The site is served by public water and sewer. The traffic will be minimum as there will only be one employee and perhaps two customers per day anticipated.

Waivers requested: Additional right of way on Carlisle Rd. (Sec 704.B); Reduce NW side buffer yard to 20ft to 11ft (Sec 704.M.4); Screening for parking area (Sec 707.2.A); Buffer between nonresidential and residential use (Sec 721.2); Landscape plan sealed by registered landscape architect (Sec 602.7); E&S approval (Sec 1004); Stormwater management within setback (Sec 19.301.11).

Mr. Myers reviewed the C.S. Davidson comments on the letter dated November 4th, 2015. Outstanding items: ZONING 2, move opposed sign location from clear sight triangle for Carlisle Road AND add note to the plan indicating that the sign will be installed according to the Zoning Ordinance requirements (Sec 801.E.1); SALDO 2, GIS Disc (Sec 501.2.A); 3, Engineer's seal, signature, date (Sec 501.2.F); 4, Owner's signature (Sec 501.2.H); 8, The wellhead protection area should be shown on the location map included on the Cover Sheet of the plans (Sec 502.2.GG); 11, Stormwater management plan approval (Sec 502.8); 12, Provide a stop sign at the exit from the proposed parking lot onto Royal St. (Section 601.2.E); 14, Public improvement security (Sec 602.1).

Discussion was held on appropriate screening being more than a single maple tree and at least 95% coverage.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request of Section 704.B, additional ROW on Carlisle Road. All members voted aye, motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request of Section 602.7, to *not* require the landscape plan to be signed by a registered landscape architect. All members voted aye, motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver request of Section 1004, E&S plan approval. All members voted aye, motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the waiver requests for Sections 704.M.4, 707.2.A, 721.2, reducing the buffer from 20 feet to 11 feet. All members voted aye, motion carried.

Motion by Harlacher, second by Pinto, to recommend waiver request of Section 19.301.11, to permit stormwater management facility within setback. All members voted aye, motion carried.

Motion by Pinto, second by Harlacher, to recommend approval of the land development plan for Monumental Property Endeavors, subject to the satisfactory resolution of the following items from the C.S. Davidson letter referred to above: ZONING 2; SALDO 2, 3, 4, 8, 11, 12, 14. All members voted aye, motion carried.

IV. **Other Business**

A. Re-zoning of 5 properties on E. Canal Road from R-1 to R-3

Attorney Stacey MacNeal (Katherman, Heim, & Perry) & Jim Price were present on this re-zoning request. The request is to re-zone five lots. "Tara's property" is approximately 13 acres and the only undeveloped property of the five lots. There was concern about leaving the other four properties as an R-1 zone, which might look like spot zoning. The recommendation is that since there will be no adverse impact, to turn all properties into an R-3 zone. The reason for re-zoning is to turn the 13-acre lot into an "Active 55 community." This will consist of single story quadrplexes (each building would have four condo units, with a total of 40 units). This cannot be done in an R-1 zoning area due to it being considered multi-family. The applicants have already gone to the Board of Supervisors, who recommended that the applicants go to the Planning Commission to get the recommended approval.

Discussion was held about the traffic this would cause, and questions about the other four properties. Jim answered the property concerns that he would talk to the owners of these properties about re-zoning.

Motion by Harlacher, second by Pinto, to recommend approval to re-zone all five properties (lots 9800, 98A0, 97A0 9900, 0000) from R-1 to R-3. All members voted aye, motion carried.

B. Developing a Special Events venue

Travis & Bria Wilkins (2950 Bull Road) were present to give a sketch plan to turn their property (farmstead) into a special events (primarily weddings) venue, looking at "opening" the end of next year. The farmstead is in the Commercial Zone. Recommended to have this be a special exception due to what would go on at the venue (bands – noise, etc.) The Wilkinses will have to present how they will prove they meet the standards such as owning the property (not leasing), off-street parking to be provided for employees, vendors, and attendees (paved parking spots for handicap), all exterior lighting and amplified public address systems to be arranged to prevent objectionable impact on the neighbors, tents and canopies must all be temporary. They also must be able to furnish evidence that the proposed use will not be detrimental to the adjoining property, such as the hours of operation, lighting, and how they will control the noise, and also adequate provisions of water and sewer systems. It was stated that if they get all of this addressed, they have a good chance of being approved.

Motion by Harlacher, second by Pinto, to adjourn. All members vote aye; motion carried. The meeting adjourned at 8:51 p.m.

Respectfully submitted,
Jess Stair
Acting Recording Secretary