

Dover Township
Planning Commission Minutes
November 5, 2014

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Amy Brinton, Eric Harlacher, and Carol Kauffman. Absent: Anthony Pinto, with prior notice. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers [arrived at 7:50 p.m.] and Karen Wilson, Recording Secretary, and six citizens.

I. **Minutes**

Motion by Harlacher, second by Brinton, to approve the minutes of the meeting of October 1, 2014. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 14-9 – Kenneth Kottmyer Estate – 2-lot subdivision (Poplar Road)

David Hoffman was present on this plan. There are two properties; one is 15,000 square feet with two residences; the other is 7,500 square feet with mobile home and other outbuildings. Proposed: convey the lot area containing the garage from one lot to the other; as Mr. Baranski put it, “the center lot switched sides.” The applicant will reconfigure the public services to the buildings, using different piping and easements. Waivers requested to street improvements. The smallest lot, Lot 1, will be 7591 square feet, reducing this non-conformity; they have eliminated three non-conforming setback issues.

Ms. Wilson reviewed the comments on the C. S. Davidson letter dated October 21, 2014. Outstanding comments: 2, GIS disk (Section 501.2.A); 4, surveyor’s seal (Section 501.2.F); 5, owner’s signature (Section 501.2.H); 10, water services and sewer laterals (Section 501.2.DD); and 12, add note that driveways shall be paved 25’ from the ROW line (Section 708.8).

Motion by Harlacher, second by Kauffman, to recommend approval of the waiver request by the Kenneth Kottmyer Estate for all applicable street improvements (curbs, sidewalks, widening; Section 704.b). All members voted aye; motion carried.

Motion by Brinton, second by Kauffman, to recommend approval of the Subdivision Plan of Kenneth Kottmyer, subject to the satisfactory resolution of the following open items referred to above: 2, 4, 5, 10, and 12. All members voted aye; motion carried.

B. PL 14-8 – SC Holdings – 4-lot subdivision (Harmony Grove Landfill, Harmony Grove Road)

Lee Faircloth from Gordon L. Brown Associates was present on behalf of the applicant. The 143-acre parcel is the current site of the Harmony Sanitary Landfill. There are three tax parcels. The subdivision involves three parcels; the applicants will combine the three parcels and then create two lots. Lot 1, 38 acres will be accessed via a 50’

driveway. Lot 2 will be 105 acres. There will be no change in use; it will still be a closed landfill. Why are the lots labeled Lots 2, 3, and 4? Discussion was held as to whether this is a two-lot or four-lot subdivision. YCPC recommended that it be treated as a two-lot subdivision. Apparently, there are four existing lots on three deeds. Mr. Baranski requested that the applicant add a sheet to the plan showing the existing condition of the parcel(s). Mr. Faircloth initially disagreed with that request, but after a lengthy discussion, agreed to add the existing conditions sheet to the plan. It was noted that Lot 1 will not have any road frontage on a public road. It's fine to have road frontage onto a private street. Not a problem. Wells were discussed; existing agreements should be checked to add notes to this plan. Mr. Faircloth will see to it.

The waiver of showing the wells and septic systems was discussed. How about recommending that the applicant show on-lot systems within 100 feet of the property line between the applicant's lot and the Grove, McCoy, and Coble properties? Mr. Faircloth feels that this would be unnecessary, as the applicant is not proposing any construction on this lot.

Motion by Harlacher, second by Brinton, to recommend approval of the waiver for Section 501.2.O, to not be required to show wells and septic systems. All members voted aye; motion carried.

The Planning Commission members discussed the waiver request to not show the environmentally constraining resources (Section 501.2.P).

Motion by Brinton, second by Harlacher, to recommend approval of the waiver request for Section 501.2.P. All members voted aye; motion carried.

Ms. Wilson reviewed C. S. Davidson's letter dated September 23, 2014. Outstanding comments: Zoning Ordinance 1, parcel history, including number and allocation of dwelling rights (Section 402.5.E); SALDO 2, GIS disk (Section 501.2.A); 3, surveyor's signature/seal (Section 501.2.F); 5, owner's signature (Section 501.2.H); 11, deed restrictions (Section 501.2.X); 13, isolation distance around wells (Section 501.2.BB); 15, add street address to UPI table (Section 601.2.C); 17, provide and record a copy of the Maintenance Agreement for the private street; 18, reference any legal documents regarding the ongoing responsibilities of the landfill owner and monitoring wells located on adjacent lots; 19, add drainage easements (Section 714.2); and (added) 20, add existing conditions page.

Motion by Harlacher, second by Kauffman, to recommend approval of the waiver request by Harmony Grove Sanitary Landfill for Section 601.2.A, plan sheet size. All members voted aye; motion carried.

Motion by Kauffman, second by Harlacher, to recommend approval of the waiver request by Harmony Grove Sanitary Landfill for Section 704.b, cartway improvements. All members voted aye; motion carried.

Motion by Brinton, second by Harlacher, to recommend approval of the Final Subdivision Plan of Harmony Grove Sanitary Landfill, subject to the satisfactory resolution of the following open items as referred to above: 1; 2, 3, 5, 11, 13, 15, 17, 18, 19, and 20. All members voted aye; motion carried.

C. PL 14-6 – Terra Vista – 3-lot Subdivision Plan

Todd Kurl, RGS Associates, and Attorney Robert Katherman were present on behalf of the applicants. There's one parcel, two tracts, separated by Davidsburg Road. The plan is to subdivide the northern tract into two lots; eventually dedicate the southern tract to the Township. There are roughly 22 acres on each parcel (northern and southern).

Two waivers are requested: Section 501.2.W, to not be required to re-survey the entire tract; and Section 704.B, street widening.

Motion by Harlacher, second by Kauffman, to recommend approval of the waiver request by Terra Vista for Section 501.2.W). All members voted aye; motion carried.

Mr. Myers reviewed the C. S. Davidson letter dated August 28, 2014. Outstanding comments: 2, GIS disk (Section 501.2A); 4, engineer's signature/seal (Section 501.2.F); 5, owner's signature (Section 501.2.H); 6, show zoning boundaries and growth boundary lines (Section 501.2.I); 7, update zoning boundaries to reflect the current Zoning Ordinance; include side, front, and back building setbacks (Section 501.2.N).

Motion by Harlacher, second by Brinton, to recommend approval of the waiver request by Terra Vista for Section 704.B, street widening. All members voted aye; motion carried.

Motion by Kauffman, second by Harlacher, to recommend approval of the Subdivision Plan of Terra Vista, subject to the satisfactory resolution of the following open items as referred to above: 2, 4, 5, 6, and 7. All members voted aye; motion carried.

D. PL 13-8 – Terra Vista Land Development Plan – 3-lots (Davidsburg and Admire Roads)

Todd Kurl and Robert Katherman were present on behalf of the applicants. Proposed are 154 total multi-family units on two lots. The applicants will extend Admire Road to the north, as long as the Township obtains the permission from the Gerber property owners. It was noted that the applicant will provide the emergency access as long as the Township provides them with the permission to do so, since it will cross private property. This process and an agreement are in the works.

Mrs. Brinton has concerns about the increased number of students possibly enrolling in the school district as a result of this many new units. She presented figures regarding the possible increased cost to the taxpayers if that many new children are assimilated into the Township's school system. Mr. Hoffman noted that now's not the time to bring this up; this property was rezoned to support that density, and that would have been the time to consider the increased future costs. Mrs. Brinton feels that zoning this parcel R-3 was a mistake, even if she was involved in the process. Mr. Katherman noted that the homes proposed are rather small and having that many children living in this development is unlikely.

Discussion was held on the transition area in the roadway and the plan to extend the 35 mph zone.

Mr. Myers noted that there are some issues with the sanitary sewer partnership; those issues are in the process of being resolved to everyone's satisfaction.

Motion by Kauffman, second by Brinton, to recommend approval of the waiver request by Terra Vista for Section 501.2.W, (show existing or proposed streets within 400'

of the tract); Section 502.5 (EIA Report approval by independent consultant); and Section 703.H.8 (dead-end street construction). All members voted aye; motion carried.

No further action was taken on this plan tonight.

IV. **Other Business**

David Schmaltz – Pinchtown Road – Business Concept

Mr. Schmaltz was present. He would like to open a winery on his two-acre plot. He'd like to put an addition on his house which would serve as the winery area. He's in the planning stages now, thinking ahead. If his idea won't fly, he won't prepare the addition for that use. Are two acres enough land for what he wants to do? Under the current zoning ordinance, a winery is permitted in the Ag zone. In the new proposed ordinance, it will also be permitted. Parking might be an issue. Look at the section governing a retail store or shop. Parking must be a dust-free, improved surface.

Motion by Harlacher, second by Kauffman, to authorize the Planning Commission secretary to sign the Kottmyer Planning Module. All members voted aye; motion carried.

Motion by Kauffman, second by Brinton, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:03 p.m

Respectfully submitted,

Julie B. Maher,
Recording Secretary