

Dover Township
Zoning Review
and
Planning Commission Minutes
December 5, 2012

Chairman Wayne Hoffman called the meeting to order at 6:10 p.m. Members present: Monica Love, Anthony Pinto, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Also present: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Recording Secretary, and two citizens.

Zoning Review meeting

The Planning Commission continued reviewing the uses from the chart.

Shared Residence – Discussion was held as to how many people (related or unrelated) should be permitted to live in a house; when does it become a group home or boarding house, etc. It was noted that there have been some complaints in this area. There was a discrepancy in the references in the current ordinance. Add to R4 zone.

Single-Family Attached Dwelling – add to R3 zone; 100' minimum depth of lot in the R4 zone. Minimum lot size for individual units from 2000 to 3000 in R3; minimum width is 24'; setback same as R4, page 54; in R3 for single family detached and single family semi-detached, 50% maximum lot coverage. AND for single factory attached-- 60% max lot coverage; R3 maximum length of grouping is 6 units with an overall length of 144'; minimum lot width per dwelling unit is 24'; front setback staggered 2' for every 2 units as in R4.

At 7:09, the Planning Commission meeting was called to order. Members present: Chairman Wayne Hoffman, Monica Love, Anthony Pinto, Amy Brinton, Eric Harlacher, and alternate Carol Kauffman. Others present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineer Terry Myers, Recording Secretary, and two citizens.

I. **Minutes**

The minutes of the meeting of November 7, 2012, were amended as follows:

On page 3 of 4, under Re-zoning of parcels -- Item B – Miriam Lamparter – the motion should read: Motion by Love, second by Pinto, to recommend that the Board of Supervisors re-zone parcel 24-000-LG-0148C-000000 owned by Miriam Lamparter to Agricultural; Parcel 24-000-KF-0107E-000000 owned by Thomas Lamparter to Industrial; and Parcel 24-000KF-0107C-000000 owned by Paul A. and Alyce E. Neiman to Agricultural.

Motion by Love, second by Pinto, to approve the minutes of the meeting of November 7, 2012, as amended above. All members voted aye; motion carried.

II. **Plans**

None this month.

III. **Zoning Cases**

None this month.

IV. **Other Business**

Robert Rauhauser was present to discuss Ag Security areas. He feels that the Dover Township's Ag Security program contains some errors. He met with Patti McCandless, the Director of Farmland Preservation. For his properties, his address is incorrect. Ms. McCandless suggested that a meeting be held to discuss these inconsistencies and clear up some errors. Mrs. Sprenkel noted that Dover Township no longer advertises and holds hearings for Ag Security properties, in the interest of saving money. Mr. Rauhauser was advised as to how to proceed with his situation.

Motion by Love, second by Pinto, to adjourn the Planning Commission portion of the meeting. All members voted aye; motion carried.

Continuation of the Zoning Review:

Single-Family Detached Dwelling – no changes

Sit-down Restaurants – Add to Village as a Special Exception; Crossroads Village as a Special Exception, and Business Park as a Permitted Use

Two-Family Dwelling – no changes

Winery – add to Commercial, Business Park and Industrial as a permitted use; Add as a Special Exception in Village and Crossroads Village

Accessory Family Dwelling Unit – no changes

(At this point, 7:48 p.m., Mr. Pinto left the meeting.)

Adult-Oriented Facility – no changes

Age-Restricted Community – no changes

Agribusiness – no changes. Discussion was held on the actual types of business that could be included in this definition. Should it be added that the food must be grown or supplemented on that property? Apparently not. This will be handled by the Zoning Officer

Animal Hospital – add to Business Park as a permitted use.

Banks, Similar Facilities – no changes

Bed and Breakfast – no changes

Business and Professional Offices – add to Village and Crossroads Village as Special Exception.

(At this point, 8:02, Amy Brinton left the meeting.)

Campground/Recreational Vehicle Park – add to Agricultural by Special Exception.

Cemetery – remove reference to "Crematory" in the Cemetery definition. Add to Village and Crossroads Village by Special Exception.

Club, Profit/NonProfit – add to Business Park by Permitted Use.

Outdoor Recreation Facility – Add to Commercial, Business Park, and Industrial by

Special Exception.

Commercial School – Add to Business Park as a Permitted Use; Add to Village, Village Crossroads, and Industrial as Special Exception.

Communication Transmitting/Receiving Facility – Add to Agricultural as Special Exception.

Conference Center – Add to Commercial as Special Exception.

Drive-Through, Fast Food, Carry-out – Add to Business Park and Village as a Permitted Use.

The meeting adjourned at 8:30 p.m., with no formal motion or second.

The next meeting will be January 2, 2013, 6 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary