Dover Township
Zoning Hearing Board Minutes
February 15, 2012

Chairman Phillip Brown called the meeting to order at 7:00 p.m. Members present: Donald Bubb, Jane Ginter, Steve Barkdoll and alternate Neil Hoffstot. Absent: Jeff Edmonds. Also present: Zoning Officer Georgia Sprenkel, Solicitor Michael Craley, Stenographer Tammy Rinehart, Recording Secretary, and approximately citizens.

Mr. Brown noted that Mr. Hoffstot will be seated as a voting member for tonight’s meeting.

I.  Reorganization

Motion by Ginter, second by Bubb, to keep the slate of officers as is: Chairman, Phillip Brown; Vice Chairman, Jeff Edmonds; Chairman Pro Tem, Donald Bubb. All members voted aye; motion carried.

II.  Minutes

Motion by Ginter, second by Bubb, to approve the minutes of the meeting of November 16, 2011. All members voted aye; motion carried.

III.  Cases

A.  ZHB-12-1 – Blaine Hoopes, 2470 Admire Springs Drive; request for Special Exception for Home Occupation, screen printing, in the R-1 Zone.

Blaine, McKenzie, and Kenyon Hoopes were present on this application. McKenzie presented the application, a request for a home occupation of screen printing. This would be an in-home business to screen print items for schools, sports teams, and churches. Kenyon presented information affirming that their business will comply with the Township’s requirements for a Special Exception for a home occupation. Much of the business will be conducted via the Internet. There will be no noise associated with this business. The family will pick up the t-shirts and will then deliver the items after they are printed. There will be no non-residential employees. On occasion there might be a UPS truck delivery of ink supplies. Their application accurately depicts what they intend for their business. Mrs. Ginter asked how Mr. Hoopes intends to keep this business as a residential in-home business and not a commercial enterprise. He said that the type of equipment that they are planning to purchase will not be designed to handle a commercial volume of printing. Mr. Hoopes would love to see the business outgrow the home and move into its own space outside the residence. Mr. Craley reminded the Board that neighbors will certainly keep tabs on the business. Mr. Hoopes noted that larger equipment will take up more room than the Township’s maximum space allotted for the business. That will naturally keep the business small enough.

There were no questions from the audience. Madelyn Shermeyer, Dover Township Supervisor, complimented the young Hoopes children on their presentation, and that sentiment was echoed by the Board members.
The Planning Commission recommended approval of this application by a vote of four ayes and one abstention. Hearing closed.

B. ZHB 12-3 – Danielle Anderson, 3017 Solar Drive; request for Special Exception for Group Child Daycare Home in the R-4 zone.
   Danielle Anderson was present with Attorney Ron Perry on this application. Mr. Craley noted that ZHB Case 11-05, Danielle Anderson, was properly approved for the family daycare home at this location. Mrs. Anderson wishes to expand her business into a group child daycare home. She intends to add four infants to the children she already cares for. Total children she could watch is between 7 and 12. She described her activities with the children. She intends to add one staff member with the increased number of children. Hours of operation are 6 a.m. to 6 p.m., with staggered drop-off times and pick-up times. There will be no additional lighting or signs. She is licensed by the state for her current business (six children). There are no planned alterations to the home. She does not plan to increase the business further. If she is not able to work, she would have a substitute. How large is the back yard? About 800 square feet is fenced. Mrs. Anderson indicated that there have been no issues with neighbors or parking, etc., since she opened her business in January 2012. She and her husband are the only residents of this house, which will remain as their residence.
   There were no questions or testimony from the audience.
   The Planning Commission unanimously recommended approval of this application. Hearing closed.

Rulings on the first two cases:
ZHB 12-1, Hoopes
   Motion by Barkdoll, second by Ginter, to approve the request by Blaine Hoopes for Special Exception for Home Occupation, screen printing, as requested. All members voted aye; motion carried.

ZHB 12-3
   Motion by Ginter, second by Bubb, to approve the request by Danielle Anderson for Special Exception for Group Child Daycare Home as requested, provided Mrs. Anderson send a copy of the DPW approval to the Township office. All members voted aye; motion carried.

C. ZHB 12-2 – Auto Zone, 3050 Carlisle Road; request for Variance for Minimum size of parking space in the Commercial Zone.
   Tom Davis was present on behalf of the applicant. The applicant is interested in acquiring a property that is entirely paved, along Carlisle Road. They are requesting relief to make some of the parking spaces smaller than required. With the layout of the lot and the Township’s setback requirements, some parking spaces will need to be smaller than the 10’ x 20’ parking space – to 10’ x 18’. There can be a 2’ overhang in one area and 18” in another area. There’s 8’ from the front of the parking space to the building front. One of
the entrances to the lot has been eliminated. This is the smallest building that the applicant has available to it. It was noted that the Planning Commission members had several suggestions to deal with this issue rather than granting a Variance. Mr. Davis reported that the applicant checked all of the suggestions and tried to find a solution, to no avail. How about taking the space from the rear setback? Mr. Davis felt that it was better to approach the problem from the parking space reduction, which is not uncommon in this area, rather than change the setback, as the setback change could affect the neighboring property. Could they build a 68’ x 94’ building on this property rather than 72’ x 94’? Parts are pre-packaged so to speak; Mr. Davis has never seen Auto Zone reduce the size of the front of the building to comply.

There were no audience questions or testimony. The Planning Commission unanimously recommended approval of this request for a Variance, calling it a di minimus Variance. Hearing closed.

**Ruling:**
**ZHB 12-2, Auto Zone**
Motion by Hoffstot, second by Barkdoll, to deny the request for Variance by Auto Zone for reduced parking space size based on sufficient hardship not being proved. Vote on the motion: four to one in favor of denial. *Request denied.*

### III. Other Business
None at this time.

**Motion** by Ginter, second by Barkdoll, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary