

Dover Township
Zoning Hearing Board
February 18, 2015

Vice Chairman Jane Ginter called the meeting to order at 7 p.m. Members present: Jeffrey Edmonds, Phillip Brown, Steve Barkdoll. Absent: Chairman Donald Bubb and Robert Wright. Also present: Zoning Officer Georgia Sprenkel, Solicitor Mike Craley, Stenographer Tammy Rinehart, Recording Secretary, and two citizens.

I. Minutes

Motion by Barkdoll, second by Edmonds, to approve the minutes of the meeting of January 21, 2015. All members voted aye; motion carried.

II. Zoning Case

A. ZHB 15-2 – Kathy Bailey, 3591 West Canal Road. Request for Special Exception for in-home group child care facility

Kathy Baily was present on this application. She would like to open a group day care in her home, Monday through Friday, 6 a.m. to 5 p.m. She would like to care for up to eight children. There will be no sign. There is space for up to ten vehicles in the driveway/parking area. She presented a photo, marked Exhibit A, showing the driveway area and the area to be fenced. The outdoor play area will be about 25' x 25'. No excessive traffic or trash will be generated. Play equipment will be enclosed within the fenced area behind the house. She hopes to open by the beginning of June. Her DPW license approval depends on the approval by the Zoning Hearing Board. The property is served by public sewer and has an on-site well, which will be inspected and approved by the SEO. She's lived at this address since August. Her mother lives next door and will be helping with the day care, as will Kathy's oldest daughter. The daughter does not live in the house with the applicant, and so will be driving to the site.

When will these children be onsite? Three and four year olds, varied hours.

The driveway actually goes around the house, but Ms. Bailey intends to fence off part of the driveway at the back of the house so that the children may ride on the driveway safely. There are actually two driveways, connected by a sidewalk. The daycare will be in the lower level of the house.

What's the difference between a child care center and a group child care center? Number of children and the ages of those children. Child care center is usually not in a residence.

Special hours for outdoor play? Yes, she'll use a schedule.

Mr. Edmonds requested a layout of the parking spaces. He was concerned that the first person in will be parked in. Mr. Brown was concerned about backing onto Canal Road. Only one driveway has a turnaround area. Ms. Bailey said that she can have the clients use only the driveway with the turnaround. She reminded the Board that the clients will be dropping off children at staggered times and so there won't be any chance of people being parked in. Mr. Craley noted that for a business like this, the applicant will be required to have only two or three parking spaces. The concern about backing out onto Canal Road can be noted as a condition of any approval. Plus, Ms. Bailey offered to add a turnaround to the wider driveway to ensure that there would be no backing out onto Canal Road. That sounded good to the Board members. The size of the turnaround would depend upon what's required by the ordinance. Ms. Bailey is more than willing to comply.

No one in the audience had any questions, concerns, or testimony.

The Planning Commission unanimously recommended approval of this application.

Hearing closed.

Ruling:

Motion by Brown, second by Barkdoll, to approve the application for Special Exception by Kathy Bailey for in-home group child care business, with the following conditions: the facility must receive final DPW approval and the applicant must provide a copy of her certificate to the Township Zoning Officer; AND the pickups and dropoffs must be done with no backing onto Canal Road, and a drawing showing the area to be used as the turnaround be approved by the Zoning Officer. All members voted aye; motion carried.

III. Other Business

Nothing at this time.

Motion by Edmonds, second by Brown, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary