

Dover Township
Zoning Hearing Board
March 16, 2016

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

I. Reorganization

Motion by Brown, second by Barkdoll, to keep the slate of officers for 2016 the same as 2015 as follows: Chairman Donald Bubb; Jeff Edmonds as Vice Chairman; and Phillip Brown as Chairman Pro Tem. All members voted aye; motion carried.

II. Minutes

Motion by Wright, second by Brown, to approve the minutes of the meeting of May 20, 2015. All members voted aye; motion carried.

Robert Wright was designated as a voting member for tonight's meeting, in the absence of Mr. Bubb.

III. Zoning Case

- A. ZHB 16-1 – Faire Wynd Associates, L.P.; request for Special Exception for Age-Restricted Residential Community in the R-1 Zoning District; Bull Road, north of Angus Lane

The Zoning Officer and four members of the audience were sworn in.

Joel McNaughton, 4400 Deer Path Road, Harrisburg, was present on behalf of the applicant. He referred to a large map which contained the same information as Exhibit 3.

The applicant would like to build an age-restricted community on Bull Road, north of Angus Lane, in the R-1 zone, to be known as Wynfield. In 2006, Dover Township granted a Special Exception to develop this parcel as an Open Space community, having single-family detached homes. Previously to that date, the adjoining property, Fair Wynd, was approved as an age-targeted, duplex community. The Fair Wynd community, Mr. McNaughton feels, has been well-received in the larger Dover community, hence the presentation of this plan.

The Zoning Ordinance has been amended, and this plan would fall under that new ordinance.

The total parcel includes 71.7 acres, served by public water, sewer, and natural gas. The previously approved Open Space community included 132 homes/units. This plan proposes 196 duplex units (under the density section, the number of units could go as high as 212). Nearly 40% will be preserved as open space, which is well in excess of the requirement. Also proposed is a club house and related activities (games, kitchen, office), also in excess of the ordinance requirement. Thirty (30) parking spaces are proposed for the club house area, more than required. Walking trails are provided and are tied into the sidewalk system. There will be a Homeowners' Association which will own and maintain the clubhouse area, stormwater area, and it will handle grass mowing and snow removal.

Access will be via Bull Road (the applicant has the HOP for that connection) and to an extension of Shadowbrooke Drive. Also proposed: a well location, which is in the production

well area, which Dover Township has identified for this area. This well would provide only municipal water to the township, not for use by the residents of this community. The applicant has granted the Township an easement for this well, should the Township explore this further. The applicant has obtained an NPDES permit as well as stream crossing permits as required.

Mr. McNaughton feels that the applicant has met all the requirements to be granted a Special Exception under Section 27-605, as well as the guidelines established by the Comprehensive Plan. This parcel is in the designated growth area.

He referred to Exhibit 6, which compares the approved number of units, 132, to the proposed number, 196. In this type of community, school-age children are not permitted to live there, so there won't be school buses and children impacting the school district. Traffic will likely be decreased in general especially during peak hours, given the age of the residents.

This will be a campus-style development, and the applicant meets all requirements.

Mr. Brown asked about the open space requirement – it appears that there's a slight discrepancy in the ordinance, which should be corrected. Either way, the applicant is well in compliance with the requirement. Also, on Exhibit 6, is there a discrepancy on the peak hour traffic trips? Mr. McNaughton clarified, noting that Exhibit 7 is more specific.

Mrs. Ginter asked about the builder. Unknown at this time. Same basic design as Faire Wynd. Will there be group homes? Any restrictions on this type of use? Sometimes the agreements include restrictions on leasing of the properties. Unknown at this time how restrictive this might be. There would likely be restrictions under the ordinance anyway.

Mr. Barkdoll asked about the number of bedrooms to be included in each unit – likely first-floor master bedroom, perhaps another two bedrooms on any second floor. Are the streets wide enough for parking on both sides? Yes, absolutely.

Mr. Craley asked about the requirements for the traffic study... is this study in compliance with the ordinance? Per Mrs. Sprenkel, this document is satisfactory. Also, Mr. Craley confirmed that Mr. McNaughton has legal standing to represent the applicants.

From the audience, Lori Minnich, 1140 Angus Lane, asked for the location of the cemetery. In the middle. How about the retaining pond? The retention ponds are marked in blue on the plan.

Robert Minnich, same address, asked how the cemetery will be treated. Mr. McNaughton noted that it will be maintained, not disturbed, with access by the residents. What about the well area? Mr. Minnich wondered what would happen if his personal well were affected by this municipal well? That would be a question for the Township.

There were no further questions nor testimony from the audience.

The Planning Commission suggested that the Zoning Hearing Board “look favorably upon the concept in that the applicant meets the requirements for a Special Exception. All members voted aye; motion carried.” Hearing closed.

Ruling:

Motion by Ginter, second by Barkdoll, to approve the request for Special Exception by Faire Wynd Associates for Age-Restricted Residential Community in the R-1 Zone as presented. All members voted aye; motion carried.

Mr. Craley commended Attorney McNaughton on the completeness of his application. Very helpful.

IV. Other Business

Nothing at this time.

Motion by Wright, second by Brown, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:57 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary