Dover Township
Zoning Hearing Board Minutes
August 18, 2010

Chairman Jeff Edmonds called the meeting to order at 7:00 p.m. Members present: Donald Bubb, Phillip Brown and alternates and Patrick O’Connor. Absent: Jane Ginter and alternate Corina Mann with prior notice, and Steve Barkdoll. Also present: Zoning Officer Georgia Sprenkel, Solicitor Michael Cralley, Stenographer Tammy Rinehart, Recrdring Secretary, and three citizens.

I. Minutes
   Motion by Bubb, second by Brown, to approve the minutes of the meeting of December 16, 2009. All members voted aye; motion carried.
   Mr. Edmonds noted that Mr. O’Connor will be seated as an official member for tonight’s meeting, due to the fact that three members are absent.

II. Case
   A. ZHB 10-1, Michelle Dillon, 971 Rohlers Church Road; request for Special Exception for Family Daycare in the Conservation Zone.
      Michelle Dillon, 1085 North Circle Drive, Dover, was present on this application for Special Exception for family daycare center at her new home (under construction) at 971 Rohlers Church Road. She’d like to open for business in January 2011. Hours of operation would be from 7 a.m. to 5 p.m., Monday through Friday. There will be outdoor play time regularly, no less than one hour per day, and will not before 8 a.m. She will be watching a maximum of six children and will be permitted one infant, two toddlers, and the rest school-age children. She’ll be the only employee; if she’s ill or had an emergency, she’d have to close the daycare. She’s not planning on having a substitute, and she understands that any substitute would have to be licensed.
      There will be an indoor play area, library area, and school room area in the daycare area, all in the basement of the home, which is all underground with two means of egress, as required. There are no specific natural light requirements from the state. There are two off-street parking for residents (in the garage), plus three for the customers, making a total of five off-street parking spaces. There will be no backing onto the street, as there is ample turnaround space. Photographs were marked as Exhibit No. 1. The lot is about three acres. From the parking area, the closest residence is about 800’ away. Headlights would not shine toward the next door neighbor’s house. Mrs. Dillon and her husband will live in the house as their primary residence. The outdoor play area (in the back) is not fenced, but there is a natural fence line of trees. The Township SEO is aware of the intent of this applicant; the septic design is being revised as the house is being built. Mrs. Dillon will get her state certification once she gets her occupancy permit. The state requires an integrated fire system, which the house will have. There will be a well on-site, which will give an adequate water supply.
      There were no questions or testimony from the audience. The Planning Commission unanimously recommended approval of this application. Hearing closed.
Ruling:
ZHB 10-1, Dillon
Motion by Bubb, second by Brown, to approve the application by Michelle Dillon for family daycare, upon receipt of documented SEO approval and the DPW certificate. All members voted aye; motion carried.
It was noted that this Special Exception will be good for six months.

III. **Other Business**
Nothing at this time.

The meeting adjourned at 7:22 p.m. with no formal motion or second. No one seemed to mind.

Respectfully submitted,

Julie B. Maher,
Recording Secretary

s