Dover Township
Zoning Review Meeting Minutes
October 20, 2011

The following people met at 6:00 p.m.: Zoning Officer Georgia Sprenkel, Solicitor John Baranski, Engineer Terry Myers, Michael Husson, Amy Brinton, and Recording Secretary Julie Maher. The purpose of the meeting was to review the proposed changes to the Zoning Ordinance.

Mr. Baranski distributed packets for each person to reference. These documents are headed as follows, for reference:
1) Section 27-202, Township of Dover, Section 27-202;
2) Section 27-401, Zoning, Section 27-401, Part 4 District Regulations; and
3) Section 27-606, Part 6 Specific Standards for Uses

On the first document, Section 27-202, remove the entry and definition of farmstead from Section 27-202.
In the document marked Part 4, District Regulations, under Conservation District, A. 3, Special Exceptions, change item E – remove "family care home, domiciliary care home, group child care home, adult care home" and replace with "Care Facilities (see Section 27-612)."

Conservation District, A.3, Special Exceptions, item L. Outdoor Recreation Facility – for clarification, add (See Section 27-614, Clubs Profit/Non-Profit"

Conservation District, A.3. item S Farm/farmer’s market – add (see Section 27-623) (Section 27-623 from Document 3, Specific Standards for Uses, is referred to below.) Mr. Husson was concerned about amplified public address system noise, but was fairly satisfied when it was clarified that a five-acre parcel is required for this type of use. He would like this matter to be discussed further, specifically considering how people in adjoining neighborhoods would react to this use.

In Conservation District, 4.E, add the following: "(1) Agriculture structure, wind turbine, and OTARD: 150 feet provided the structure is set back a distance at least equal to its height, from all property lines. (2) Other structures, and single-family detached dwellings: not to exceed 45 feet." Remove "Maximum building height: 2 ½ stories, but not to exceed 35 feet."

In Section 27-402 A - Agriculture District.A.3, Special Exceptions, remove F, "Family care home, Domiciliary care home, Group child care home, Adult care home" change to "Care Facilities, (See Section 27-612)."

In Section 27-402, Agriculture District, item F, Maximum Height, (1) Agriculture structure, add wind turbine, rest of sentence remains the same. Same Section, F, Maximum Height, (2) Other structures, and single-family detached dwellings: remove 2 ½ stories but ...35 feet; add 45 feet; sentence should read: "Other structures, and single-family detached dwellings: not to exceed 45 feet."

In Section 27-403, V - Village District, 2. – add L Sit-down restaurant.
Also in the Village District – 3, Special Exceptions, item G, add “not to exceed” and (remove “is”) ... 1,500 square feet.

Still in Village District, 3, Special Exceptions, remove I. Adult care facility, personal care facility (see Section 27-612). [Ord. 2003-08]. Remove J. Medical care clinic or facility; replace with the following:  I. Care Facilities (see Section 27-612).  Add J. Tavern (see Section 27-663).

Discussion – keep bars separate from restaurant standards?  Or put them together?  See Section 26-663, entered below from Standards document.

Discussion of 300 feet from closest residential district or residential use, etc.  How does that work in the Village zone?  How about no distance between a commercial use and a bar?  Definitely keep 300 feet from church and school.  How much food does a bar serve?  Amy recalled that the state requirements are if 20% of the establishment’s revenue come from food sales, it’s a bar, not a restaurant.  Dover Township’s regulations should corroborate.  Change “Bar” to “Tavern”; Mr. Baranski will create the definition for Tavern.  Amy can get the definition of tavern for him as a sample, and she will provide confirmation of the 20% revenue requirement.  The group felt it was necessary to relax the standards in the Commercial Zone for a Tavern.

Still in the Village District, B, Nonresidential uses (4), remove “2 1/2 stories but” and “35 feet” and add 45 feet.

Residential District, 3, Special Exceptions, remove “Family care home, Domiciliary care home, Group Child care home, Adult care home” and replace with “Care Facilities.”

Mrs. Sprenkel requested Mr. Baranski pull some uses from Section 619 and not have Care Facilities in the residential district.

Residential district, 5, Bulk and Area Requirements, E.  Maximum height, remove “2 1/2 stories but not to exceed 35” and add “45” feet.

Section 27-405, R-3 Residential District, 3, Special Exceptions, remove “A. Child care center (see Section 27-612)” and remove “B. Nursing facility, Medical care clinic or facility” and add A. Care Facilities.  Re-letter as follows: B. Halfway house; C. Home occupations; D. Age-restricted Community; E. Public utility buildings and/or service structures; F. Public/semi-public facilities and uses; G. Residential conversions; H. Rooming house.

Remove J. Adult care facility, Personal care facility (see Section 27-612) and K. Family care home, Domiciliary care home, Group child care home, Adult care home, Child care center (see Section 27-612).

Residential R-3 District, Non-residential uses, (5) Maximum height: remove “Two and one half stories but not to exceed 35”; add “45” feet.

Residential R-3 District, Special Exceptions, A. remove “Nursing facility, medical care clinic or facility” and add Care Facilities.  Same section, remove “I. Family care home, Domiciliary care home, Group child care home, Adult care home, child care center, (see Section 27-612)” and “J. Adult care facility and Personal care facility (see Section 27-612).”

Still in Residential R-3 District, B. Non-residential uses, (5) Maximum height: remove “2 1/2 stories but not to exceed 35” and add “45” feet.

In Section 27-407, C - Commercial zone, 2. Permitted Uses, A. remove Child care facility and add Care Facility.  Permitted Uses, remove “C. Assisted living or residential health care facilities or Nursing facility (Section 27-612).” Commercial Zone, 3, Special
Exceptions, F. **remove** Adult care facility, Personal care facility and **add** Care Facilities. Also under Special Exceptions, G. **remove** Flea Markets and **add** Farm/Farmers Markets (See Section 27-623). **Add** J. Tavern (See Section 27-663)

Commercial Zone, 5, Bulk and Area Regulations, F, Maximum building height: **remove** 3 stories but not to exceed 40 and **add** 45 feet.

Business office park district discussion, particularly with reference to the contractor's office. What kind of outdoor storage would this use involve? How much screening should be required? Screening just in the residential zone? How about all zones? Screen outdoor storage from every adjoining use or zone? Not necessarily.

To the Standards document, Mr. Baranski will **add** Section 27-664, which will use examples and items from Section 27-660 to include in Business Office Park, 3, Special Exceptions, 9, contractor's office or shop - to give specifics.

How about a tavern in the business park district? Feasible? Yes, **Mr. Baranski will add**, using Section 663, and adding parking requirements. There's no public sewer in some of the Business Office Park zone – so specific standards must be included for minimum lot size to permit a septic system. **Use 2 acres as the minimum lot size. Use this minimum lot size in the Business Office Park zone only.**

Section 27-408 BP - Business Office Park

Delete the following information:

Paste in strike through pages

Add the following information:

**paste in new red pages**

Section 27-409, I - Industrial District, 3, Special Exceptions, J, **remove** contractor's office; item should read J. Shop/Heavy storage yard (Section 27-630). **Add** K. Contractor's office (See Section 27-664). (Mr. Baranski will also use info from Section 27-660, as referred to above.)

Still in Industrial District, 5, Bulk and Area Regulations, E, Maximum building height: **remove** “3 stories, but not to exceed 50 feet.” **Add** under E, Maximum building height: “shall not exceed 45 feet; the height may be increased one foot for each additional 3 feet that each yard and area separating buildings exceeds the minimum required.” In the Industrial District, make the **front setback 50' - side setback 40' - rear setback 40 feet.**

In Section 27-414, the Crossroads Village Overlay District, 3, Special Exceptions, E. **remove** “is” and **add** “no more than” 1,500 square feet. Also, Item H, **remove** “is” and **add** “no more than” 1,500 square feet. **Add** I. Tavern (See Section 27-663).

Mr. Myers wants to make sure that the flood plain ordinance is up to date before the final revision of this Ordinance goes to print.

In Document 3, Specific Standards for Uses, **remove** the following:
paste in strike-through Section 27-623, section to remove, then paste in Section 27-623, Farm/Farmers market additions. THEN add Section 27-662, Wind and other energy related uses?? and paste in Section 27-663, Tavern; add Section 27-664 heading; Mr. Baranski to provide section wording.

Mrs. Sprenkel asked the group to ponder that in the Village zone, horses are not permitted. She gets calls fairly often from residents wanting to keep horses. She'd like to change it to not prohibit horses in the Village zone. The change will be made. There may be a need to address a minimum lot size requirement.

Mr. Baranski will incorporate tonight's changes and e-mail the document to the rest of the Planning Commission members before the November meeting.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary