Dover Township
Zoning Hearing Board Minutes
November 16, 2011

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

Mr. Brown informed the group that Mr. Hoffstot will be seated as a voting member for tonight’s meeting due to the absence of other members.

I. Minutes
Motion by Ginter, second by Bubb, to approve the minutes of the meeting of October 19, 2011. All members voted aye; motion carried.

II. Cases
A. ZHB 11-6 – Meckley -- 3081 Ruppert Road, Variance Request for side setbacks in the Agricultural Zone

Delphus and Cynthia Meckley, 271 Berwick Road, Abbottstown, were present on this application.

Mr. Meckley is requesting a variance from the side setback requirements. They cannot meet the side setbacks anywhere on the lot. The property is located in the Agriculture Zone with side setbacks of 30 feet. Total width of this lot is only 51 feet.
The previous house was condemned and removed; it was 28’ wide and would have been in the setback area as well. The home was built in 1938; zoning came into effect in the 1970’s. The lot is 51 feet wide and 721 feet long. They would like to put a single-wide trailer, longwise on the lot. The septic can be used with some modifications, which will be done. The well will also be refurbished, and then they can use the existing well. The well and septic meet the isolation distance.

From the audience, there were no questions, but Madelyn Shermeyer, 3771 Admire Road, spoke. Mrs. Shermeyer is a Township Supervisor, but she was not speaking on behalf of the Supervisors. Mrs. Shermeyer said that this property has always been an eyesore and a problem. She noted that the Meckleys have started to bring it back to a proper condition. There’s a long history of trouble with this property, mostly before the Township adopted a property maintenance code. Mrs. Shermeyer is thankful that the Meckleys have improved this property thus far.

Aileen Gotwalt, 3091 Ruppert Road, on the tree side, has lived there since 1972. She agreed with Mrs. Shermeyer, saying that the property looks 1000 times better than it did in previous years. Their trailer and front porch will be closer to her property line than to the other side; she does not have a problem at all with this situation. She feels that this property with a trailer on it couldn’t be as bad as it was in its previous life. She hopes that the Zoning Hearing Board grants the Variance for the applicants.

Dustin Will 3071 Ruppert Road, York, 17408, spoke. He lives “on the fence side” and noted that he does not have a problem with the Meckleys’ request either.

The Planning Commission unanimously recommended approval of the request by Delphus and Cynthia Meckley for relief of the side setbacks to place a mobile home on the
lot at 3081 Ruppert Road. Hearing closed.

B. ZHB 11-7 – Kauffman – 2929 Solar Drive – Special Exception for Family Daycare in the R-4 Zone.

Alisha Kauffman was present on this application. She presented new photos of the property – marked as Exhibit A1, A2, and A3; tax map copy as A4. The photos show safety features installed, as well as parking spaces and the fence. She is currently licensed and approved as a daycare operator at her previous location. Township approval was granted two or three years ago. She can watch six children who are not her own. She is not planning to use any sign, but if she needs a sign, she will comply with the Township regulations. The back yard has locking gates both front and rear, and the fenced yard is also accessible from the sliding glass door of the house. Hours of operation are 6:30 a.m. to 5:00 p.m., Monday through Friday. Outdoor play is not before 9 a.m. and the children are picked up by 5 p.m., so there’s no outdoor play after that. If she is ill or out of town, she notifies the parents and closes the facility. No one else performs her duties. Public water and sewer serve this location. Her DPW approval hinges on Township approval of this Special Exception.

There were no questions or testimony from the audience. The Planning Commission unanimously recommended approval of the special exception request by Alisha Kauffman for family daycare at 2929 Solar Drive. Hearing closed.

Rulings:

ZHB 11-6, Meckley – Motion by Ginter, second by Bubb, to approve the request by Delphus and Cynthia Meckley for Variance for side setback relief for property at 3081 Ruppert Road. All members voted aye; motion carried.

ZHB 11-7 – Kauffman – motion by Bubb, second by Ginter, to approve the request by Alisha Kauffman for Special Exception for Family Daycare in the R-4 Zone. All members voted aye; motion carried.

III. Other Business

None at this time.

Motion by Bubb, second by Ginter, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:36 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary