

Dover Township  
Planning Commission Minutes  
February 7, 2018

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and 17 citizens.

**Reorganization**

**Motion** by Pinto, second by Kauffman, to keep the slate of officers for 2018 as in 2017: *Chairman*, Wayne Hoffman; *Vice Chairman*, Eric Harlacher; *Secretary*, Carol Kauffman. All members voted aye; motion carried.

I. **Minutes**

**Motion** by Pinto, second by Kauffman, to approve the minutes of the meeting of December 6, 2017. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 17-10 – Dunkin Donuts, 2727 Grandview Avenue

Mark Magrecki, Penn Terra Engineering, 3904B Abel Drive, Columbia, 17512, was present on behalf of the applicant. This plan, which is both a Subdivision Plan and a Land Development Plan, was before the Planning Commission previously for comments and advice. Revisions have been made, hence the submission tonight. The drive-thru window was moved, making for better traffic flow. A traffic study was performed to recommend parking on the neighborhood streets and stop signs, etc. Restrictions along the frontages on Park and Grandview are recommended. Four-way stop signs make the area safer, but are not overwhelmingly recommended. Mr. Hoffman recounted the concerns from the previous meeting, pedestrian traffic, parking or no parking on the two major streets. How about the stop signs? Looks fine, and Mr. Myers agrees. From Mr. Kimball, how would a truck pulling a trailer (such as a lawn service) actually get into the site? Mr. Magrecki noted that there should be ample parking area for such a vehicle set-up to use the site and get the crew's sugar fix. How about another access? Not feasible with the layout of this site. Road widening? Park Street will be widened. There's a waiver request for curbing.

It was noted that a second user for this site will have to be satisfied with the number of parking spaces that are available.

C. S. Davidson's letter dated February 7, 2018, was reviewed. Mr. Myers noted that, on the applicant's request for a waiver of the curbing requirement, he recommends adding the "six-month note" on the plan, which delays any curbing until such time as the Township deems it necessary. That note is indeed on the plan, but they should add that they will also do the appropriate street widening.

Waivers requested: Section 22-501.2.O, show all existing significant man-made features within 400' on the plans; Section 22-501.2.W, show all existing or proposed streets within 400' on the plans; Section 22-502.5, Environmental Impact Report prepared by a third party; Section 22-1103.12.B, parking lot closer than 6 feet to the building; Section 19-301.11, infiltration bed location within setbacks (revise cover sheet to correct section). Mr. Myers has no objection to any waiver request.

From the C. S. Davidson letter, outstanding items:

**Zoning**, 1, any exterior speaker/microphone system shall be arranged and/or screened to prevent objectionable noise impact on adjoining properties (Section 27-503.C.2.a) AND add a note to the plan to require a change if necessary; **SALDO**, 1, preliminary plan; (Section 22-304.2); 2, GIS disk (Section 22-501.2.A); 3, engineer's seal, signature, and date (Section 22-501.2.F); 4, owner's notarized signature (Section 22-501.2.H); 5, clear sight triangle easements shall be established at all street intersections. The clear sight triangle at Carlisle Avenue should be revised to 150' along the arterial street. A clear sight triangle is needed at the intersection of Grandview Avenue and Park Street (Section 22-501.2.CC); 6, the type and size of the proposed water services should be specified on the plans. The Township staff has agreed to a 1" diameter service serving this lot. Township approval of the proposed meter pit will be required (Section 22-501.2.DD); 8, anticipated water usage for the site shall be provided for review and stated on the cover sheet of the plans. Because the existing lot currently has 1 EDU, if the anticipated combined water use is below 400gpd, sewage planning will not be required (Section 22-502.2) Add note to plan; 9, approval of the layout/design of water, sanitary, and storm systems is needed from the Public Works Director and Township Staff 10, add the existing sewer lateral and water service abandonment not to the plan; 11, stormwater management plan approval by Township Engineer (Section 22-501.8); 12, provide detail of the sanitary sewer lateral connection at the sewer main on Grandview Avenue. Township staff has requested that a saddle connection to the sewer main be used. The Township staff has recommended removing the manholes for sanitary sewer lateral and providing a cleanout at the property line and every 75' or change in direction thereafter. Heavy-duty cleanout cap covers shall be provided within paved areas and shall be Neena Foundry Model R-1976 Heavy-Duty cleanout covers (Section 22-601.2.G); 13, public improvement security (Section 602.1); 14, erosion and sediment pollution control plan approval (Section 22-604.2.4); 17, side yard of a lot abutting a designated arterial roadway shall be increased by an additional width of 20' as an easement exclusively for planting and screening to be provided by the developer. The side yard setback should be revised to show a distance of 30' (section 22-704.M.4); 18, traffic impact study review (Section 22-719.2.C); 20, Township Note #2 should be revised to state: "concrete curbs, sidewalks, and street widening shall be installed... from Dover Township;" and 21, add the following note as Utility Note #10: The existing water service and sanitary sewer lateral shall be abandoned, removed, and capped in accordance with Dover Township requirements."

**Motion** by Harlacher, second by Kauffman, to recommend approval of the waiver requests outlined above for Sections 22-501.2.O; 22-501.2.W; 22-502.5; 22-1103.12.B; and 19-301.11, as presented. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kimball, to recommend approval of the Subdivision and Land Development Plan for Dunkin' Donuts, subject to the satisfactory

resolution of the following open items from the C. S. Davidson letter referred to above: Zoning 1; SALDO 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 17, 18, 20, and 21. All members voted aye; motion carried.

**B. PL 18-2 – Dover Area School District – Land Development Plan**

Cheryl Love, ELA Group, 743 South Broad Street, Lititz, 17453; Dave Nelson, from the school district; CGA attorney Meike Driscoll; and Scott Cousin, from Crabtree, Rohrbaugh, and Associates, 401 East Winding Hill Road, Mechanicsburg, PA 17055, were present on this plan. This proposal involves joining two lots and building another building for grades 9-12. Current entrances will be used, and another will be added, for a total of three means of access. The applicant is providing in excess of the number of parking spaces required.

Waivers requested: Section 22-501.2.A, preliminary plan; Section 22-1103.12.A, parking lot screening; Section 22-1103.12.C, parking lot planting islands; Section 22-1103.12.E, parking lot divider islands; and waiver of required posted security

Parking and student movement on the campus between buildings and fields were discussed at length. Apparently, there are several additions that still need to be shown on the plan, such as the ADA sidewalks to the bleacher area. The sidewalk from the school area to the fields needs to be a safe walking space for the students, especially at night. This walking area should not be suitable for driving, except for an occasional maintenance vehicle, etc. Bottom line, any proposed walking paths need to be shown on the plan. It was noted that the existing intermediate school is served by water and sewer from the Borough, and, with this project, these services will be transferred to the Township. Also, it was suggested that any agreements that were made with the current intermediate school was built are either honored or disposed of. Further, check the wellhead protection area and ordinance to ensure compliance.

Anticipated schedule of construction: bid process starts the end of April 2018; with a July construction start, which will be a two-year process.

From the audience, Scott Miller, had a question on the proposed foot bridge and its accessibility for someone in a wheelchair. Also, what's the bridge's weight capacity? Also, keep students out of the slick, clay soil by using some sort of ground cover. Further, the slope to one of the fields is fairly steep and will require steps or something. He feels that working around the creek will be tricky and expensive. Also, the intersection at Canal and South Salem will need to be examined.

Also from the audience, Steven Stefanowicz asked about the orientation of the baseball fields for safety. The applicants have taken that into consideration and are in compliance.

Discussion was held on extending the street to the property line. The applicants don't want to build that street and have the project not be completed for several years – they will have built a street to nowhere, and they don't feel that's money wisely spent. Mr. Hoffman feels that it would be prudent to extend that roadway while the other site excavation is being done. That may be true, but there are too many uncertain issues surrounding this project, and the timing must be right for all phases. It was noted that traffic on Mayfield will definitely increase at peak times of arrival and dismissal. Are there possibilities for additional stop signs? A point to consider.

Mr. Baranski suggested that the concerns about the bridge must be addressed.



It was noted that current enrollment is about 1200 students; plans are made in the new school for 1400, proposed for the next two years or more.

From the audience, Charles Rauhauser asked about the proposals for Intermediate Avenue. Addition of a striped left-turn lane into each access point, plus other improvements, as Ms. Love answered.

**Motion** by Pinto, second by Kauffman, to *table* this plan until a future meeting to allow for revisions and clean-up. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kimball, to authorize the Zoning Officer to sign the Planning Module for Copper Chase (Valley Manor). All members voted aye; motion carried.

Steve Stefanowicz – property next to Dollar General, Carlisle Road

Mr. Stefanowicz, 4803 Carlisle Road, was present. He is considering purchasing a property next to his RV business lot for storage and display. The problem is that there's a proposed street running through the center of the property. The lot *behind* the parcel that he wants to purchase has no road frontage to Carlisle Road. When Dollar General built on the subdivided lot, the condition was that if the industrial parcel behind it gets developed, the requirement would be to extend the roadway all the way back to the industrial use. Mr. Stefanowicz wondered if he has to provide that roadway. If he were to put a building on the back of the lot, he would need to provide access from Carlisle Road to that building. It would not be recommended to put a building within that proposed roadway area, obviously. Questions answered.

Also, if he wanted to extend his current building on the current lot, would he need to increase the size of the stormwater retention pond? If he's replacing impervious area with impervious area, no, AND if the proposal conforms to the original plan. For the new lot, he would put stone down on which to store the trailers. Stormwater measures required?

Toddette Myers – 1740 Virginia Avenue – possible subdivision

Ms. Myers and Howard Zeigler were present to see if they can subdivide this property. Currently, there's a mobile home on the property, which is a little less than one acre. They would like to divide it into three lots for single-family homes. This property is zoned R-3. New sewer and water services will be required, and these services are already available to this property. Mr. Myers feel that they can comply, based on the minimum lot size and setback requirements. The other issue would be street improvements, for which she could likely obtain a waiver. Her first choice would be to subdivide and sell the lots.

Sounds good to the Planning Commission members.

#### IV. Other Business

Nothing at this time.

**Motion** by Harlacher, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:46 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary