

Dover Township
Planning Commission Minutes
November 1, 2017

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

It was noted that Mr. Bigham was seated as a regular member for tonight's meeting in the absence of Mr. Harlacher and Mr. Curley.

I. **Minutes**

Motion by Pinto, second by Kauffman, to approve the minutes of the meeting of August 2, 2017. All members voted aye; motion carried.

II. **Zoning Cases**

No cases for November.

III. **Plans**

No new plans for November

IV. **Other Business**

A. Fox Run Road and Butter Road property – proposed Mini Storage
Chris Magnelli, 1090 Green Lane, Mechanicsburg, presented his idea. He would like to purchase the lot, erect a pole building on the property, and divide the building up into several contractor's storage units. He has some questions, and Mrs. Sprenkel wondered if this use would be appropriate in the wellhead protection area. What exactly would be permitted on this lot? Will any businesses be run from these storage units? Uncertain. There will be mostly inside storage, but there might be some outside storage of large vehicles, etc. Mr. Baranski referred to the ordinance. A contractor's yard would be permitted by right, as long as the conditions are met. A contractor's office requires approval from the Township for a Special Exception. Also permitted: warehousing and min-storage. How about septic facilities? A bathroom? How about a portable facility?

If there are separate uses on this lot, each use must meet the minimum lot requirements. There was discussion of what types of uses would be permitted within this building and still comply with the ordinance requirements and not be pushing the envelope. It would not be good to have several businesses being run out of this building.

The Zone 1 wellhead protection area does not permit any industrial, commercial, or manufacturing uses. Zone 2 is nearly as restrictive. Is this one of those instances where the applicant just isn't permitted to do what he wants to do with this piece of property? The bottom line is, even though the zoning ordinance allows the use the Well Head Protection Zone does not. The public well on Butter Road must be protected from any potential harm which could occur.

B. Dover Animal Hospital – expansion

Eric Johnston was present on this plan for the expansion of the Dover Animal Hospital. A Land Development Plan will be filed shortly. The problem to discuss tonight is that the expansion will encroach into the required 25' setback by a little over 10'. In Section 27-408.5.B.(7)b., the side setback requirement may be waived by the Planning Commission if the neighbors execute a shared driveway access and maintenance agreement. Not a problem.

In general, the Planning Commission members were in favor of recommending the waiver that the applicant would request, and they were excited to actually be permitted to take action, not just recommend an action! **Motion** by Pinto, second by Kauffman, to waive the side setback requirement under Section 27-408.5.B.(7).b for the expansion for the Dover Animal Hospital. All members voted aye; motion carried.

C. **Motion** by Pinto, second by Kimball, to authorize the appropriate township personnel to sign the Planning Module for Hilton Avenue Partners AND the Planning Module for Dover Township Project. All members voted aye; motion carried.

D. Hilton Avenue Partners, Bull Road and Hilton Avenue – Care Facilities

Mr. Hoffman noted that he has a financial interest in this proposal. Mrs. Sprenkel noted that this proposal is showing cottages, which are residences, which are not permitted in the Commercial Zone under this use. The applicant suggested a text amendment could be made to actually permit the cottages as proposed. Mr. Myers suggested, if going that route, perhaps use the language for “graduated care.”

Motion by Kauffman, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary