

Dover Township
Planning Commission Minutes
December 6, 2017

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:04 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman and alternates Michael Curley and Justin Bigham. Absent with prior notice: Brian Kimball. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and six citizens.

I. **Minutes**

Motion by Kauffman, second by Pinto, to approve the minutes of the meeting of November 1, 2017. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. Dunkin Donuts, 2727 Grandview Avenue, Land Development Plan, Commercial Zone.

Joe Stein, Penn Terra Engineering, was present on behalf of the applicants. This property fronts on Park Street, Grandview, and Carlisle Road. The parcel is a little over 1.25 acres. The applicants intend to demolish all existing structures and then erect a Dunkin Donuts store plus an unidentified retail store. Mr. Stein noted that there is no tenant yet for the retail store. The applicants have proposed ample parking, even for a use that needs more parking than currently thought. The uses are Commercial on Carlisle, Residential on Park and Grandview.

Waivers requested: preliminary plan, Section 22-501; sidewalks, Section 22-710; curbing, Section 22-711; surrounding streets and structures and features within 400', Section 22-501.O and W.

Mr. Myers reported that PennDOT does not want any access onto Carlisle Road; access should be onto Park Street. The applicant has complied. How many customers per day are anticipated? Estimated at 400-500 *transactions*. It was noted that most sales occur before 9 a.m. From the audience, B. J. Patel, applicant/developer, explained how this site was chosen. It had to do with the location being on the right side of the road as one heads south, so that most traffic uses right in-right out turns, with most patrons driving south toward Route 30. There are no proposed improvements to Route 74 to turn onto Park Street. This is to keep the new site consistent with the rest of the area, as there are no curbs or sidewalks, and the streets are rather narrow. It might be that a narrow street will deter fast speeds in this area. Mr. Stein said that Dunkin Donuts is mostly a "grab and go" business, not one where people come and hang out all day. It was noted that the other use is as yet unknown, and maybe that would indeed be a place where people hang out all day. How about if a neighbor wants to walk to the shop? Mr. Stein explained that the terrain is rather steep and frankly, this is not a pedestrian-friendly site. Mr. Pinto and Mrs. Kauffman feel that some sort of provision ought to be made for safe pedestrian access. Mr. Curley agrees.

Mr. Hoffman suggested a traffic-slowing lane approaching Park Street. Mr. Myers called that a “de-celeration lane.” This is PennDOT’s call. Will motorists get off onto the shoulder? There was a discussion of traffic building up to get into the site. Mr. Patel noted that Dunkin Donuts’ goal is to get people in and out as quickly as possible, so they don’t want to see traffic stacked up either. Could Dunkin take the other retail location on this site? Mr. Stein tried that option, and it’s just not conducive to the business or the layout on the site. The proposal is a standard corporate layout. How about one-way circulation all the way around the building? Would that work? As long as corporate doesn’t forbid it, the applicants will seriously consider it.

How about improvements on Park Street? The Township ordinance requires the applicants improve Park and Grandview on their half of the street with road widening, curbing, and sidewalks. The applicants are requesting not to improve anything on Grandview; Mr. Myers agreed. Park Street – curbing would not be recommended or make sense. They also would rather not widen Park Street, nor install sidewalks. The curbing issues are stormwater and cost. Mr. Myers reported that the Township staff suggested no improvements on Grandview, but yes to improvements on Park Street. Mr. Harlacher agrees that Park Street should be improved due to the increased traffic numbers. Mr. Stein noted that the applicants would rather not have to deal with PennDOT for traffic concerns. He also wondered if there would even be room for both the road widening and the sidewalks. Is there enough space to do both?

Road widening? Harlacher, yes; Pinto, yes; Kauffman, not the entire block; Curley, yes; Bigham, yes; Hoffman, yes.

Curbing? Pinto, yes, especially to protect the residents’ lawns; Kauffman, yes around the nearest driveway. Her biggest concern is the internal traffic; Curley, yes; Bigham, unsure; Hoffman, no, partly because of lawn maintenance issues with curbing;

Sidewalks? Pinto, uncertain; Kauffman, need some sort of safe pedestrian access; Curley, yes; Bigham, not necessary; Hoffman, no.

Mr. Patel said that if the sidewalks go nowhere, what’s the point? But he will do what is required and what is best for all.

How about from the center of the cartway?

Mr. Stein proposed to widen 4-6’ on the applicants’ side; widen 4’ on opposite side from the site access to Carlisle Road; and provide pedestrian access with striping and sidewalks; increase radius at the applicants’ southeast corner at Park and Grandview to 35’. Also, request a partial traffic impact study to determine if parking would be permitted on Park and Grandview. Mr. Myers suggested no parking on either of those two streets. The suggestion was made to prohibit parking on the applicants’ side of the street but not on the other side of the street. Mr. Hoffman feels that there should be no parking on the applicants’ side of the street and still allow parking on the other side. If the residents find that this arrangement doesn’t work, they have the right to come back to the Township to request a change.

Mr. Patel sees no need for a traffic study, since there’s ample parking in Dunkin Donuts. If people want to park in their own grass, they’re still going to do that whether Dunkin Donuts is there or not. Having a business there isn’t going to affect what people do with their cars on their own property. Dunkin Donuts doesn’t want to get involved in prohibiting people from parking on their street, at their properties. The applicants are fine with having no parking on their side of the street. Mr. Myers feels that because there

will be more vehicles using the road, there will be more cars trying to negotiate around the parked cars on the streets.

The applicant will revise this plan accordingly and re-present the plan at the next meeting.

IV. **Other Business**

Mrs. Sprenkel asked about a demolition derby that is planned for a site within a wellhead protection area. This isn't a good idea at all. The advice given was made that she should contact the event planners and cite the wellhead protection ordinance as prohibiting this activity.

Motion by Kauffman, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary