

Dover Township
Planning Commission Minutes
April 4, 2018

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Carol Kauffman and Brian Kimball; alternates Michael Curley and Justin Bigham. Absent with prior notice: Anthony Pinto and Eric Harlacher. 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. Curley and Mr. Bigham will be official voting members for tonight's meeting in the absence of Mr. Pinto and Mr. Harlacher.

I. Minutes

Motion by Kimball, second by Kauffman, to approve the minutes of the meeting of March 7, 2018. All members voted aye; motion carried.

II. Zoning Cases

None this month.

III. Plans

A. PL 18-3, Christopher Moul, 2985 West Canal Road; 3-lot subdivision, Ag Zone

David Hoffman was present on behalf of the applicant. This plan is a 3-lot subdivision of a 36.5-acre tract, which has an existing residence, and the balance of the parcel is in farmland and woodland. The applicant would like to sell/separate the existing dwelling with about two (2) acres and retain the rest of the land for his farming business. The adjoining property owner would acquire 8' to their property to rectify the fact that their driveway was too far over, onto the neighbor's property. This site is served by public sewer and by on-site wells, which will be located and added to the plan. Also, three waivers are requested – Section 22-501.2.D, north point orientation; and Section 22-704.B, dedication of ROW and cartway width; and [verbally requested tonight] Section 22-501.2.O, show well and septic systems within 400' of the site.

Mr. Myers reviewed the C. S. Davidson's letter dated April 3, 2018. Outstanding items: 2, GIS disk (Section 22-501.2.A); 3, engineer's signature, seal, date (Section 22-501.2.F); 4, owner's notarized signatures, including the non-separation clause (Section 22-501.2.H); 5, part of 6 (show existing water service to the dwelling on the proposed Lot 2 (Section 22-501.2.O), second sentence of item 6 was a verbal waiver request at this meeting; 8, Planning Module approval (Section 22-502.2); 10, prepare new deed for Lot 2, the newly combined lot, and the residual Lot 1 and record with the plan so that the County Tax Map is changed; and [added] 11, add waiver of Section 501.2.O to the cover sheet.

Motion by Kauffman, second by Curley, to recommend approval of the waiver requests as presented above for the following section numbers: 22-501.2.D, 22-704.B, and 22-501.2.O. All members voted aye; motion carried.

Motion by Kauffman, second by Kimball, to recommend approval of the plan subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 2, 3, 4, 5, part of 6, 8, 10, and [added] 11. All members voted aye; motion carried.

Motion by Kimball, second by Kauffman, to authorize the Zoning Officer to sign the Planning Module (non-building waiver) for the Christopher Moul plan. All members voted aye; motion carried.

IV. **Other Business**

Motion by Kimball, second by Kauffman, to authorize a Township representative (Zoning Officer) to sign the Planning Module (Component 4A) for the Dover Area School District plan. All members voted aye; motion carried.

Jonathan Boyer – Crone Road – changing lot lines

David Hoffman was present on behalf of the applicant. This proposal involves two lots owned by Mr. Boyer. He would like to reconfigure the parcels which total about 23 acres. He'd like to make the parcels more or less even, as opposed to 14 acres and 7 acres. One property (Lot 103A) has documented access in the form of a recorded easement from Crone Road; the other one does not. He'd like to build a house on the parcel with the access and leave the other property without access except through the adjoining parcel. Will the Township permit the lot line reconfiguration/subdivision without addressing and making him correct the non-access problem, since it exists like that now? Is moving the lot line considered creating a new lot that is land-locked, which is not permitted by the Ordinance? Mr. Baranski feels that the applicant is not creating a new lot with this proposal. Could a note be placed on the plan to indicate that nothing can be done/built on the lot without access until the access problem is corrected? Yes, indeed.

Wouldn't this be the ideal time to correct this non-access problem? Sure, but the applicant wants to move forward with this proposal as quickly as possible, and correcting the situation would take far more time than he feels he has right now. It would be smart to make both of these lots one parcel. Nothing in the Ordinance will prevent the applicant from doing what he wants to do. It's imperative that the applicant be well advised that he is furthering an undesirable situation. It would be good to show at least a possible dedicated 50' ROW to show access to the un-reachable lot.

Mrs. Sprenkel reported that the Township will be working on a joint comprehensive plan with the Borough, possibly starting this summer. The Township Manager would like to have three volunteers from the Planning Commission to serve on this committee.

Chairman Hoffman discussed the school district's plan and the proposal to extend Intermediate Avenue. Seems to him that much of the traffic problems would be alleviated or eliminated if Intermediate Avenue were to actually be extended sooner rather than later. How can this be accomplished? Any suggestions? The problem is that

no one wants to pay for it, it seems. The Planning Commission strongly urges the school district and the Township to work together to find the funds to pay to have this road extended as quickly as possible.

Mr. Hoffman also noted that the post office property is for sale via sealed bids.

Motion by Kauffman, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary