

Dover Township  
Planning Commission Minutes  
May 2, 2018

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

It was noted that Justin Bigham will be seated as a voting member for tonight's meeting in Mrs. Kauffman's absence.

I. **Minutes**

**Motion** by Kimball, second by Bigham, to approve the minutes of the meeting of April 4, 2018. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 18-2 – Renee and Ken Poff; 3901 School House Road; Request for Special Exception for Special Events venue in Agricultural Zone  
No one was present on this case. No discussion.

III. **Plan**

A. PL 18-2 – Dover Animal Hospital Land Development and Subdivision Plans; 5030 Carlisle Road; addition to existing animal hospital in the Business Park Zone.  
No one was present on this case. No discussion.

IV. **Other Business**

Brian Klinger owns 2210 Blackberry Road in the Conservation Zone. He would like to have his property re-zoned to Business Park; the neighbor to the south is zoned Business Park.

Mr. Klinger, 2770 Mill Creek Road, was present on this request. He is requesting rezoning of his property which is at the corner of Carlisle Road and Blackberry Road. In a long line of Business Park-zoned properties, his is the last in the line, and he would like to have the property rezoned from Conservation to Business Park. He feels that this is a good location for a convenience store and would like to market it as such when he sells the lot. It was noted that there's no agricultural land on this parcel. Overall, the Planning Commission members feel that this request makes sense. Mrs. Sprenkel said that the Board of Supervisors have no problem with this request. A convenience store is permitted by Special Exception. Discussion was held on what else could go on this parcel, being zoned Business Park. Options: auto repair, school, drive-through fast food, nursery, church, mini-storage, public utility building, rooming house, car sales lot, winery, to name just a few. Are there plans to extend the public sewer system to serve this area? Quite possibly. What about subdivision? The smallest lot permitted is 1.5 acres without sewer/water. This parcel is just under 12 acres. Required road frontage is 200 feet. This parcel has over 800 feet of road frontage on Carlisle Road.

**Motion** by Harlacher, second by Kimball, to let this meeting serve as the public meeting for the rezoning request by Brian Klinger for 2210 Blackberry Road to be rezoned from Conservation to Business Park. All members voted aye; motion carried.

**Motion** by Harlacher, second by Pinto, to recommend that the parcel at 2210 Blackberry Road be re-zoned from Conservation to Business Park. *Further discussion:* Mr. Myers noted that the Comp Plan shows this parcel as a recreation lot and that the future growth area is surrounding it. *Vote on the Motion:* All members voted aye; motion carried.

The July meeting date is scheduled for July 4; the Planning Commission members decided to reschedule that meeting because of the holiday. New meeting date: Wednesday, July 11, 7 p.m.

**Motion** by Pinto, second by Harlacher, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary