

Dover Township
Planning Commission Minutes
June 6, 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; alternate Michael Curley. Absent: alternate Justin Bigham. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprengel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and four citizens.

I. **Minutes**

Motion by Harlacher, second by Kimball, to approve the minutes of the meeting of May 2, 2018. All members voted aye; motion carried.

II. **Zoning Cases**

None for this month.

III. **Plans**

A. PL 18-2 – Dover Animal Hospital Land Development and Subdivision Plans; 5020 Carlisle Road

Eric Johnston from Johnston and Associates was present on behalf of the applicants. In October 2017, the Planning Commission granted a waiver of the setback requirements (27-408.5B(7)b). The proposal is to consolidate some of the lots/entities at the Dover Animal Hospital. Part of one lot will be attached to the parcel where the building is sited. The entrance area will be relocated to be safer. A new parking lot will be installed. This is a two-phase expansion that will ultimately improve customer care and management. The applicants are changing their water use methods to alleviate contributions to the public sewer system.

C. S. Davidson's letter dated June 6, 2018, was reviewed. Waiver requests: Section 19-301.11, rain garden facility within setback lines and rip-rap discharge within 10' of property line; Section 19-308.3.A.2, minimum top width of basin embankments shall be 8 feet; Section 19-308.3.A.3, maximum permitted side slopes for basins shall be 4 horizontal to 1 vertical; Section 19-308.3.A.7, any above-ground stormwater facility must be completely surrounded by a chain link fence of not less than 4 feet in height; Section 22-1102.C, registered landscape architect certification of landscape plan; and Section 22-1103, screen and buffer plantings adjacent to Agricultural-zoned lands. Mr. Myers has no problem with these waiver requests.

Motion by Harlacher, second by Kauffman, to recommend approval of the waivers for the following Sections as requested: 19-301.11; 19-308.3.A.2; 19-308.3.A.3; 19-308.3.A.7; 22-1102.C; and 22-1103. All members voted aye; motion carried.

There was a discussion held on flooding, rate of discharge of the stormwater system, and whether these modifications will improve the water situation or not.

Outstanding items from the C. S. Davidson letter: Zoning 1, neighboring property owners shall execute and record in the Recorder's Office of York County a shared driveway access and maintenance agreement in a form acceptable to the Township and provide copies to the Zoning Officer in order to meet the requirements of the Planning

Commission waiver of Section 27-408.5.B.7.b; SALDO, 1, GIS disk (Section 22-501.2.A); 2, engineer's signature/seal (Section 22-501.2.F), noting that the landscape architect seal requirement was recommended to be waived; 3, owner's notarized signature (Section 22-501.2.H); 4, boundaries of the property being subdivided showing bearings and distances, and the location of municipal boundaries, zoning boundaries and growth boundary lines should be shown. To aid in future tracking, a separate subdivision plan will be required for the proposed lot consolidation and subdivision due to the number of different owners involved with the subdivision. The subdivision plan should have a separate site data table and notes that only reflect the proposed subdivision. The subdivision plan should be identified by both owners' names (Section 22-501.2.K); 5, recording information for all existing and proposed easements and ROWs and the purpose for which the easements and ROWs have been established should be added (Section 22-501.2.M). The proposed stormwater easement shall be labeled and dimensioned. A dimension for the length along Carlisle Road is needed; 7, *modified at this meeting* to include that a holding tank permit is required and the holding tank must meet the requirements of Section 26-161; 8, public works director and township staff approval of the layout/design of water, sanitary, and storm systems; 9, township engineer approval of the stormwater management plan in accordance with Part 10 of the Dover Township Stormwater Management Ordinance (Section 22-502.8); 10, public improvement security (Section 602.1); 11, provide copies of the approved PennDOT permit (Section 22-602.12); and 12, engineers recommend providing a legend on the plans which clearly shows the intent of the proposed hatched areas which are shown, especially the hatching along the southern building expansion area. Item 6 was deemed unnecessary by the Planning Commission.

Motion by Pinto, second by Kauffman, to recommend approval of BOTH plans, the Subdivision Plan and the Land Development Plan of Dover Animal Hospital Expansion at 5030 Carlisle Road, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: Zoning 1; 1, 2, 3, 4, 5, 7 (*modified*), 8, 9, 10, 11, and 12. All members voted aye; motion carried.

B. PL 18-4 – Norma's Ridge, waiver requests

James Price, Baker Price Development, LLC, 3690 Wingfield Drive, York, 17406, was present on this proposal. Also present: Brandon Baker and Eric Johnston, Johnston and Associates. The applicants showed proposed photographs of what this project might look like in the future. There are some waiver requests associated with this proposal, which involves single-family attached homes, basically a condominium. There will be a homeowner association which will maintain the outsides of the structures, lawns, etc. This development will be marketed for the age 55 and over crowd. Starting price will be \$160K to \$170K, with options to increase after that.

Waivers requested: Section 22-1103, street trees; Section 19-301.11, rain garden facility within setback lines and rip-rap discharge within 10' of property line; and Section 22-1102.C, landscape plan certified by Landscape Architect. Waivers for curbs, sidewalks, and street widening would involve putting the standard six-month note on the plan.

Do the Planning Commission members want to see sidewalks on Canal? Overall, the Planning Commission members feel that the applicant should go with the six-month

note. Sidewalks and curbs were further discussed. Mr. Price would rather not have curbs in the interior of the development because he's marketing to older folks who might well be using walkers and wheelchairs. Discussion was held on installing sidewalks on Canal Road and the feasibility of residents walking into Dover proper, using a sidewalk or not.

Regarding the street tree waiver, the applicants are proposing 81 street trees and 112 shrubs. They would like to delay the planting and installation of those trees/shrubs until the street and utilities are completed. The ordinance requires a tree to be planted every 60 feet. The applicants feel that they won't be able to comply with the requirement to the letter because of the spacing of the utilities, driveways, etc. Mrs. Sprenkel noted that if the developer can't install all of the trees within this development, he can plant them in a township park. How about if they agree to place the trees but not show them exactly on their plan, since they can't show it all yet? Let the utility design dictate the tree placement. The Planning Commission can deal with that.

The landscape architect certification waiver is self-explanatory, and so is the waiver for the rain garden facility within setback lines/rip-rap discharge within 10 feet of the property line.

Discussion was held on the waiver of the landscape architect certification and whether the requirement is even needed in the ordinance. If the Township requires it but continually waives it, what's the point? Eric Johnston explained that his firm, in designing the landscaping, used examples of other plans that had the benefit of a landscape architect.

Overall, the Planning Commission members feel, 3 to 2, that a landscape architect seal should be provided.

Discussion was held on the waiver of Section 19-301.11, the rain garden encroachment into the setback. Mr. Myers has no problem with recommending this waiver for approval, based on the fact that it involves grading, not more permanent structures or buildings. Could the rain garden grading be moved back on the lot to reduce the encroachment into the setback? Perhaps. Overall, the Planning Commission had no problem with recommending this waiver for approval.

Motion by Harlacher, second by Pinto, recommend approval of the waiver of Section 301.11 as requested by Baker Price Development, LLC. All members voted aye; motion carried.

IV. Other Business

Jason Bross, 5107 West Canal Road, request for inclusion of 26.22 acres into Agricultural Security Area.

The bulk of Mr. Bross's acreage is located in Paradise Township, but 26.22 acres are located in Dover Township. He would like to have his property included in the Ag Security program. This is the first step in getting his land certified as Agricultural Security land. **This would bring the total to 6999.48 acres in Agriculture Security in Dover Township.**

Motion by Kauffman, second by Pinto, to recommend approval of the application by Jason Bross for inclusion of 26.22 acres into the Ag Security Area as presented. All members voted aye; motion carried.

Mrs. Sprenkel needs two or three volunteers from the Planning Commission to serve on the group to revisit and revise the Comprehensive Plan. Mr. Harlacher, Mr. Curley, Mr. Hoffman and Attorney Baranski can serve and/or help as needed.

Motion by Pinto, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary