

Dover Township
Planning Commission Minutes
August 1, 2018

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:01 p.m. Members present: Anthony Pinto, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Absent: Eric Harlacher with prior notification. Also present: Solicitor John Baranski, Zoning Officer Georgia Sprenkel, Engineers Terry Myers and Cory McCoy, Recording Secretary, and eight citizens.

Chairman Hoffman noted that for tonight's meeting, in the absence of Mr. Harlacher, Mr. Curley will be a voting member.

I. **Minutes**

Motion by Kauffman, second by Curley, to approve the minutes of the meeting of July 11, 2018. All members voted aye; motion carried.

II. **Zoning Cases**

No cases this month.

III. **Plans**

A. PL 18-7 – BellMark – Subdivision Plan for 4500 West Canal Road

Jason Brenneman of James R. Holley and Dale Miller, BellMark, were present on these two plans, the Final Subdivision Plan and the Land Development Plan for BellMark Technologies. There are three lots at 4500 West Canal; the applicants want to join two lots and leave the third as is. They are requesting one waiver -- Canal Road cartway width. This plan was presented to the Planning Commission a few months ago for zoning purposes. It has not changed since that time.

Mr. Myers reviewed the C. S. Davidson letter dated August 1, 2018. Outstanding items: SALDO: 1, GIS disk (Section 22-501.2.A); 2, owner's signature (Section 22-501.2.H); 3, following recording of the plan, a new deed shall be written, recorded, and a copy provided to the Township (Section 22-501.2.L); 4, add the approval date for the waivers (Section 22-501.2.LL); and 5, planning waiver and non-building declaration shall be executed and filed with DEP (Section 22.502.2).

Motion by Pinto, second by Kauffman, to recommend approval of the waiver request by BellMark Technologies for the cartway width on Canal Road, Section 22-704.B. All members voted aye; motion carried.

Motion by Pinto, second by Curley, to recommend approval of the Final Subdivision Plan for BellMark Technologies, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 1, 2, 3, 4, 5. All members voted aye; motion carried.

Motion by Pinto, second by Kauffman, to authorize the Zoning Officer to sign the Planning Module. All members voted aye; motion carried.

B. PL 18-8 – BellMark – Land Development Plan for 4500 West Canal Road
Jason Brenneman, James Holley and Associates, and Dale Miller, BellMark, were present on this plan.

The applicant would like to construct a 9,000 square-foot building for which the pad is already in place. There will be no new employees, and the stormwater issues are being addressed.

Two waivers are requested: cartway width on Canal Road and environmental impact assessment report as the only area being disturbed is for the building footprint.

Mr. Myers is still in the process of reviewing the stormwater plan.

Any hazardous components? Machining coolants, which are collected in drums and then taken offsite by an outside company.

Motion by Pinto, second by Kauffman, to recommend approval of the waiver request for Section 22-704.B, cartway width on Canal Road; and Section 22-720, Environmental Impact Assessment Report. All members voted aye; motion carried.

The C. S. Davidson letter dated August 1, 2018, was reviewed. Outstanding comments: 1, GIS disk (Section 22-501.2.A); 2, owner's signature (Section 22-501.2.H); 3, new deed shall be prepared and recorded, with a copy to the Township (Section 22-501.2.L); 5, add approval date for the waivers (Section 22-501.2.LL); 6, approval of the stormwater management plan by the Township Engineer (Section 22-602.3); and 7, Erosion and Sedimentation Control approval (Section 22-602.4).

Motion by Pinto, second by Kauffman, to recommend approval of the Land Development Plan of BellMark Technologies subject to the satisfactory resolution of the outstanding items 1, 2, 3, 5, 6, 7 from the C. S. Davidson letter as referred to above. All members voted aye; motion carried.

C. PL 18-4 – Norma's Ridge – Land Development Plan for 1600-block East Canal Road

David Hoffman was present on this plan, a multi-family residential development. This is one 11-acre plot, to include ten 4-unit buildings, for a total of 40 dwelling units on the site. There will be a cul-de-sac street with access onto East Canal Road. There will be a private access roadway into the development with public services available; emergency exit/access road onto Canal Road for safety reasons. The landscaping plan is currently being reviewed by the landscape architect, as requested previously by the Planning Commission.

Waivers requested: to permit the design engineer to do the Environmental Impact Study; stormwater management facilities within building setbacks; and meet water quality requirements in lieu of providing post-development volume reduction. Mr. Myers has no problem with any of these waivers.

Motion by Pinto, second by Kauffman, to recommend approval of the waivers requested for Section 19-301.11; Section 19-304; and Section 22-720.3, as outlined above. All members voted aye; motion carried.

The C. S. Davidson letter dated August 1, 2018, was reviewed. Outstanding items: 1, GIS disk (Section 22-501.2.A); 2, engineer's signature/seal AND Registered Landscape Architect's seal/signature; (Section 22-501.2.F); 3, owner's signature (Section

22-501.2.H); 4, with the proposed garages being used to meet the required parking, *add a note to the plan that the garage space cannot be converted to living space* (Section 22-501.2.N); 5, PADEP code number should be added (Section 22-502.2); 6, approval of the layout/design of water, sanitary, and storm systems by the Public Works Director and Township staff; suggest that consideration be given to shared sewer laterals and water services in an effort to reduce the overall length of pipe required. Owner's engineer should work with the Township staff to find an acceptable, more efficient layout for the sewer and water systems; 7, transportation impact study should be provided with the preliminary plan for land development involving 25 or more units (Section 22-502.4); 8, environmental impact assessment report (Section 22-502.5); 9, stormwater management plan approval by the Township Engineer (Section 22-502.8); 10; submit a feasibility report concerning the availability and/or adaptability of water facilities in or near a proposed land development (Section 22-503.1); 11, provide street addresses (Section 22-601.2.C); 12, show locations of all proposed street lights and an overall lighting plan should be submitted, especially lighting the parking areas, streets, and clubhouse (Section 22-601.2.E); 13, public improvement security (Section 602.1); 14, erosion and sediment pollution control plan approval AND provide all required DEP permits (Section 22-602.4); 15, provide copies of approved PennDOT permit(s) (Section 22-602.12); 16, show the proposed cross-section of the Canal Road future widening requirements, including curbing and sidewalks (Section 22-704.B); and 17, rec fees (Section 22-718).

The Planning Commission trusts that the Township Engineer will see that the open items are resolved according to the ordinance requirements. And, of course, this plan will not be presented to the Board of Supervisors until the open items have been cleared from the list.

Motion by Pinto, second by Kauffman, to recommend approval of the Preliminary/Final Land Development Plan, Norma's Ridge, subject to satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: SALDO, 1, 2, 3, 4, (*add note that garages shall not be converted to living space*) 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17. All members voted aye; motion carried.

Motion by Pinto, second by Curley, to authorize the Zoning Officer to sign the Planning Module for Norma's Ridge. All members voted aye; motion carried.

D. PL 18-5 – Crone – Subdivision Plan for 460 to 470 Rohlers Church Road

Mr. Myers noted that one of these lots in this plan complies with the size requirement for a farm parcel, but the other lot doesn't comply as a farm parcel or as a residential parcel. Discussion was held on the state of the deeds, whether they were recorded or not, if the County has one number or two for this Plan. Mr. Myers feels that the attorneys need to hash out the details; Mr. Baranski will confer with the other attorney. Next...

IV. Other Business

John Campbell – 5225 Robin Road; subdivision questions

Mr. Campbell was present to talk about his 11.25 acres. He and his wife want to subdivide the acreage, creating a 1.5-acre lot, which is a smaller lot than what is permitted in the Ag zone. They want to keep the larger lot at more than 10 acres for Clean and Green purposes. They want to remove the existing trailer and build a house on

the smaller lot. Mr. Hoffman feels that this small parcel wouldn't provide a large Clean and Green benefit to the owners. Most of this lot is in Dover Township; part is in Paradise Township. Discussion was held on whether the SEO would approve a one-acre lot (smaller than 1.5 acres required) for the septic system and replacement area. Would the applicants be likely to be granted a Variance if they were to request same from the Zoning Hearing Board? What would the hardship be? Could he find out what the taxes might be if the 10 acres were included in the Clean and Green program? Mrs. Sprenkel feels that a request for a Variance would be denied in this case, as the hardship isn't really proven. Mr. Hoffman said not to worry about the Clean and Green program, and the applicants can subdivide the required 1.5 acres with no worries at all. If they sell the smaller lot, they won't have as much land on which to pay taxes, so their taxes would naturally be reduced. And actually, the better idea would be to subdivide a two-acre lot to have it be more valuable to someone. Food for thought.

Mike Cashman – 4785 Carlisle Road; discussion about proposed road shown on Comprehensive Plan

Mike Cashman was present on this request. He wants to expand his business, Mt. Zion Off Road. He wants to put another building on the adjacent lot, which the business owns. Will the current property be turned into a road in the future? Is this where the road for the school is proposed? This is a proposed new street on the Comp Plan. Is it better to have an offset intersection or a directly-across intersection? Mr. Myers feels that the road won't affect Mr. Cashman's proposed building but would more than likely affect his current building. Mr. Hoffman said that actually if he builds the building, and the road comes through in the distant future, the county or whatever entity would have to buy the land/building from him; they can't just take it and not pay him for it. But, realistically speaking, that road won't happen in anyone's future. Good to know. Further discussion was held to try to help Mr. Cashman decide on the best location for the driveway, etc.

On another matter, do the Planning Commission members want to see larger plans for the meetings? Sometimes it's very difficult to read the smaller versions. How about projecting the images on the wall, like the Board of Supervisors do? Justin offered to be The Tech Guy at the Planning Commission if need be. Mrs. Sprenkel will investigate. Stay tuned.

Motion by Kimball, second by Curley, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:13 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary