

Dover Township
Planning Commission Minutes
October 3, 2018

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

It was noted that Mr. Bigham will be a voting member for tonight's meeting in Mr. Pinto's absence.

I. Minutes

Motion by Harlacher, second by Kimball, to approve the minutes of the meeting of September 5, 2018. All members voted aye; motion carried.

II. Zoning Cases

No cases this month.

III. Plans

A. PL-18-6 – Hilton Avenue Partners – 4-lot subdivision on Hilton Avenue in the Commercial Zone

David Hoffman, 2355 Carlisle Road, York, was present on behalf of the applicants. Chairman Hoffman turned the meeting over to Mr. Harlacher, as Chairman Hoffman is a part of this plan. David Hoffman gave the details of this proposal which involves 107 acres. The applicants would like to subdivide three lots from it, two about 10 acres, and one 2.5 acres. All three lots will front on Hilton Avenue. The other 82 acres will remain with the farm. Public water and sewer are available to these sites, from Hilton Avenue. A land development plan will be presented when and if any land development is proposed. There are no structures on this farm, so there are no existing structures on any of the lots proposed. No land development or building is proposed on any of these lots at this time. This is perhaps the fourth subdivision from the original farm parcel.

Why the lot sizes as proposed? The 10-acre lots would be marketable, Mr. Hoffman said, and the smaller lot is for someone who perhaps doesn't want such a large parcel. Mr. Hoffman noted that there are no wetlands on any of these lots, but that investigation would be checked more completely with any land development. There was a discussion about the easements located on the properties.

Mr. Bigham asked if the Township is approving of the remaining lot size, thinking ahead to the future development and the compliance with the Comp Plan. Shouldn't be a problem. The question was also asked about the restrictions on the lot that is affected by the wellhead protection area. Should be fine, too. Also, can Hilton Avenue handle commercial traffic, since this is a Commercial Zone? That's for the LDP phase. At this subdivision phase, the applicants are requesting a waiver of the traffic impact study, as it would be too difficult to perform a study on non-existent traffic to vacant lots of unknown future use. It was noted that the Planning Module is on the agenda to be

signed tonight; one EDU is requested for each lot. Discussion was held on the problem with “stacked” traffic use per lot that is developed – each use doesn’t generate enough traffic to warrant a traffic study, yet together all of the uses generate a whole lot of traffic, which means that the Township is required to perform all the maintenance for the entire site. Mr. Myers feels that the traffic study could be performed on a middle-of-the-road traffic generation rather than waive the traffic study right now at all. He would like to require a traffic study to help with the traffic controls at two intersections.

Chairman Hoffman added to the discussion, mentioning that the traffic study should be performed at the LDP stage, not the Subdivision phase. He noted that these lots might never have any parking spaces associated with them or any commercial use.

Mr. Curley asked who pays for the widening of Hilton Avenue associated with any development of these lots. Mr. Myers noted that the applicants have proposed widening Hilton Avenue.

How about requiring the traffic study for the first land development customer? Well, how about if that use brings in only two vehicles per day or per week? Does the next purchaser have to do another traffic study to build on the first one, too? Several scenarios were proposed to illustrate both options, whether to require a study now or later and how to go about doing so. A traffic study would start with the traffic that exists now and then further consider additional proposed traffic to recommend reservation of land for future expansion, etc.

How about a relocatable ROW for future use? This would commit the applicants to not developing this piece of land without considering a new access at Hilton Avenue and Bull Road.

Two waivers are requested: Section 22-501.2.P, delineate and show wetlands; and Section 22-502.4, traffic impact study.

Motion by Kauffman, second by Kimball, to recommend approval of the wetland waiver. All members voted aye; motion carried.

Motion by Kauffman, second by Kimball, to recommend denial of the waiver of the traffic impact study. Three members voted aye; *Harlacher opposed*. Motion carried to recommend that the waiver request be *denied*.

Mr. Myers reviewed the C. S. Davidson letter dated October 2, 2018.

Outstanding items: 1, GIS disk (Section 22-501.2.A); 2, engineer’s signature/seal (Section 22-501.2.F); 3, owner’s signature (Section 22-501.2.H); 4, add to the plan the approval date for the waivers (Section 22-501.2.LL); 5, show typical cross sections including curb and sidewalk noted as if and when required (Section 22-501.2.U); 6, Planning Module approval (Section 22-502.2).

Motion by Kimball, second by Kauffman, to recommend approval of the subdivision plan for Hilton Avenue Partners, subject to the satisfactory approval of the following open items from the C. S. Davidson letter referred to above: 1, 2, 3, 4, 5, and 6. All members voted aye; motion carried.

IV. Other Business

A. Sketch Plan – Subdivision plan Jason Bross, 5107 West Canal Road

David Hoffman was present on this proposal. Mr. Bross owns a 126-acre parcel and wants to subdivide a 1.8-acre lot for future residential lot, with access onto Paradise

Road, using a flag lot configuration. This lot is in both Dover and Paradise Townships. Mr. Hoffman figures that approximately 28 acres or so is in Dover Township, and the entire subdivision is in Dover Township. How's that work when the parcel is in both Townships? Whatever's occurring in Dover Township goes by Dover's ordinance requirements. Dover Township cannot use the entire parcel to say how many development rights are permitted. Dover Township can govern only what is in Dover Township. Paradise Township can govern only what goes on in Paradise Township. Both Townships will review the proposal, per the YCPC.

B. Motion by Harlacher, second by Kauffman, to authorize the Zoning Officer to sign the Hilton Avenue Partners Planning Module. All members voted aye; motion carried.

Motion by Harlacher, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary