

Dover Township  
Planning Commission Minutes  
December 5, 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 with prior notice: Anthony Pinto Also present: Solicitor Shane Rohrbaugh, Zoning Officer Georgia Sprengel, Engineer Terry Myers, Recording Secretary, and seven citizens.

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

I. Minutes

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

II. Zoning Cases

None for this month.

III. Plans

A. PL 18-7 – Land Development Plan -- Apple Outdoor Supply Wholesale – 1701 Hilton Avenue

Tim DeWire and Josh Murray were present on this plan, representing the applicants. The proposed development is a 40K square-foot building, with a future expansion up to 26K square feet. This lot is in the Industrial zone. They plan to have 15 employees, and they show expanded parking to include the future expansion. Estimated ten trucks (18 wheelers) per day in and out at this facility. There are two stormwater facilities proposed, including one rain garden.

Apple Outdoor sells playground equipment, benches, sheds, etc. The company is currently based in Camp Hill; the applicants want to expand to a Dover location. This facility will deal with order fulfillment and storage only; retail only online; there will be no display or walk-in trade; distribution only. Hours of operation will be 7:30 a.m. to 4:30 p.m., Monday through Friday. Lighting plan provided, engineer comments included and being addressed. Is a home proposed there as well? Not that anyone knows; good, as it's not permitted anyway.

This proposal will have impervious coverage of about 28%, and 75% is maximum permitted, so no problems there.

Question: owner is marked as Hilton Avenue Properties. It is believed that this is incorrect. Mr. DeWire will investigate and correct any discrepancy. Not a problem.

Curt Kahn 1700 Hilton Avenue, asked if there will be any outside storage. No. Second, how was the address determined? Fire Chief. Also, the corner lot is zoned Commercial? Yes.

Gary Ruppert asked about the buffer. Mr. DeWire noted that there will be a 20' buffer area yard and trees will be planted. The site will be cut in the back, so that the property will be a bit above the adjoining lots. Is it possible that a road could go through the area in the future? Yes, it would likely go onto Oakley.

**Waivers requested:** Section 19-301.13, stormwater management dewatering time; Section 19-308-3.A.3, minimum 4:1 basin side slopes; Section 19-308.3.A.7, basin shall be completely surrounded by fencing; Section 22-501.2.O, location and identification of existing features within 400' of the subject property; Section 22-501.2.W, location and identification of all existing or proposed streets within 400' of the subject property; Section 22-704.B, cartway improvements up to Township standards; *Section 22-709.6, curbing required for access drive [removed tonight]*; Section 22-712.2.J.2, cut and fill slopes within 20' of adjoining property next to proposed parking area; Section 22-713.2.H, placement of sanitary sewer laterals under parking area; and Section 22-720, submission/approval of Environment Impact Assessment.

Discussion was held on the stormwater facility dewatering time waiver request. Mr. DeWire noted that there is an alternate provision in place to assure that the pond drains in time. Mr. Myers recommends approval of this waiver.

A 3:1 slope is requested. The applicant would like to have the 3:1 instead of the required 4:1 due to the shape and slope of the lot, the easements on the lot, the amount of rock involved, and the placement of the proposed improvements on the lot. Mr. Myers recommends approval of this waiver as well. It was noted that a 3:1 slope requires a fence around the area. Discussion was held on whether a fence is actually required. Mr. Kimball feels that, without a fence, the area will be a magnet for children to play in. Could the easement be moved or is it permanent? It would be good if the easement could be relocated, then the 4:1 slope can be accomplished. If not, build the fence. Might be less expensive to build the fence rather than re-do the stormwater configurations. The Planning Commission is not inclined to grant a waiver of the fencing requirements with a 3:1 slope configuration.

Cartway improvements waiver – the applicants do not want to widen the cartway, particularly because they don't know what will happen on the lots farther up Hilton Avenue. Mr. Myers feels that this widening is the responsibility of the applicant, either now or in the future. He feels that curbing and sidewalk are not warranted at this point. Mr. Kimball feels that the widening should be done now, since there will be a fair number of large trucks trying to navigate on this site. The more room the trucks have to negotiate the area, the better. It was agreed that time and materials now will be less expensive than, say, 10 years in the future. How about a deed restriction to provide for the future development of that area? How about a financial guarantee that the work will be done? Would that be too hard to track? Mr. Murry noted that there are utility poles along the roadway that will have to be moved with any widening that's done.

Northeast corner grading – Mr. Myers recommends approval of this waiver.

Sanitary sewer laterals under the parking area – Mr. Myers recommends approval of this waiver.

Environment Impact study – this waiver is to permit the engineer perform the study, not require it to be done by a third party. No problem with this waiver request.

**Waiver added tonight:** Section 709.7, maximum access drive width (proposed in excess of 35' within 12' of the ROW).

Discussion was held on the traffic concerns, with Mr. Kimball asking why is a traffic study not being done? This proposal does not meet the requirements to warrant a traffic study.

**Motion** by Harlacher, second by Kauffman, to recommend approval of the following waiver requests as outlined above: 1, 2, 4, 5, 8, 9, 10, and (added) 11. All members voted aye; motion carried. *Waivers 3 and 6 were not recommended for approval.*

Mr. Myers reviewed the C. S. Davidson letter dated December 5, 2018.

Outstanding comments: **Zoning** 1, direct light glare on the site shall not exceed 3 foot candles (Section 27-509.1.A.(4)); 2, indirect light glare shall not exceed 0.1 foot candles on adjacent properties (Section 27-509.1.B.(1)(b)); 3, buffer yards and screening shall be provided as necessary to adequately protect neighboring properties. A buffer yard at least 50' wide must be provided on the site in all instances where the site adjoins a residential use or district. The buffer yard shall be naturally landscaped, have no impervious cover, and shall not be used for building, parking, loading, or storage purposes. Screening shall be provided for the length of the buffer yard in accordance with Section 22-721 of the SALDO (Section 27-664.2). A detail of Type 2 screening should be added to the plans; **SALDO**, 1, GIS disk (Section 22-501.2.A); 2 engineer's signature and seal (Section 22-501.2.F); 3, owner's notarized signature (Section 22-501.2.H); 4, location map shall show the relationship to all adjoining properties, all developments, significant streets, streams, municipal boundaries, zoning boundaries, and growth boundary lines (Section 22-501.2.I); 5, provide a typical street cross section for Hilton Avenue showing the required street widening and possible future curb and sidewalk locations and paving details (Section 22-501.2.U); 6, show the required buffer zones on the plan. Type 2 screening is required between commercial/agriculture and commercial/residential uses (Section 22-501.2.Z); 7, provide a truck turning template for movement on and off of Hilton Avenue and in and out of the loading docks located behind the building. Turning templates show movements in opposing lane of traffic on Hilton Avenue (Section 22-502); 8, add approval dates for the requested waivers (Section 22-501.2.LL); 9, complete a feasibility study for water and sewer (Section 22-502.1). Add a water meter pit, estimated sewage flows, and install a sampling manhole on the sanitary sewer lateral from the proposed building to manhole 1; 10, planning module approval from PA DEP (Section 22-502.2); 11, provide an estimate of public improvements security to be reviewed by the Township Engineer, which shall be provided under separate cover (Section 22-602.1); 12, obtain SWM approval by the Township Engineer, to be provided under separate cover (Section 22-602.3); 13, erosion and sedimentation control plan approval from the YCCD (Section 22-602.4), supply copies of all DEP permits to the Township; 14, cartway width and additional ROW (Section 22-704.B); 17, sewer laterals and their clean-outs shall not be located under driveways, access drives or parking areas (Section 22-713.2.H), waiver requested, clean-outs located in paved areas require a frame and cover as manufactured by Neenah Model R-1976; 19, show the location of the water line on the access drive profile to show that there is adequate cover for the water line; 20, address comments by the Public Works Director; and 21, address comments from the Dover Township Fire Department.

**Motion** by Kimball, second by Kauffman, to *table* the Final Land Development Plan of Apple Outdoor Supply Wholesale Facility, Hilton Avenue, until further work can be completed, noting all points of discussion above. All members voted aye; motion carried.

IV. **Other Business**

Jonathan Allgyer, business concept – storage-type units for individual businesses.

Mr. Allgyer, 2736 Willapa Drive, Dover, was present to discuss his ideas for expansion of his storage unit facility use. He has small businesses interested in some indoor storage with outside storage of parked vehicles. Maybe a small manufacturing shop, maybe a bit of light industrial work. He's looking at some other properties that might be suitable for his expansion. What kind of property should he be looking at to accomplish his idea? The property behind Dollar General is a possibility; he would need to build a road to the back area, which is zoned Commercial, then Industrial, is currently in agricultural use and is in the clean and green program. He doesn't want to purchase a piece of property if he has to build a road that he can't afford. He would only be required to improve the section of the road he would need for his business uses, but each use would require 100' of frontage.

Is this a business park type of use? How would that work with multiple uses and multiple buildings and multiple businesses? Check stormwater requirements, zoning requirements, impervious coverage, permitted uses, parking and road frontage requirements *for each use. Each use must meet minimum requirements as if it were a stand-alone individual use.*

Mr. Allgyer isn't sure to which businesses he would offer space, which makes it hard for the Planning Commission to direct him to a piece of property on which to accomplish his proposal.

Would he need a land development plan for each use? Yes. Also, if he has input for the Comprehensive Plan, now's the time. Possibilities for rezoning may abound during that process.

It was noted that the sewer line will not be extended to the rear of the lot; something to be aware of. The expanded sewer project won't be completed for several years, so keep that in mind. Could he have an on-lot facility? Probably, but when the public facility is available, he'd be required to use that system, regardless of his on-lot system. Public water is definitely available.

**Motion** by Kauffman, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:37 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary