

Dover Township
 Planning Commission Minutes
 January 2, 2019

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:03 p.m. Members present: Anthony Pinto, Eric Harlacher, Carol Kauffman, Brian Kimball; alternate Justin Bigham. Absent with prior notice: Michael Curley. Also present: Solicitor John Baranski, outgoing Zoning Officer Georgia Sprenkel, incoming Zoning Officer John McLucas, Engineer Terry Myers, Recording Secretary, and five citizens.

Chairman Hoffman commended the members of the Planning Commission for their time, opinions, and expertise in serving on the Planning Commission. Likewise to Attorney Baranski and Engineer Myers. He introduced John McLucas, new Zoning Officer, and commended Georgia Sprenkel for her years of service to the Township. This is Mrs. Sprenkel's last Planning Commission meeting, as she retires next Friday! Well done, good and faithful servant!

I. Reorganization

Motion by Kimball, second Pinto, to keep the same officers for 2019: Chairman, Wayne Hoffman; Vice Chairman, Eric Harlacher; Secretary, Carol Kauffman. All members voted aye; motion carried.

What is the Planning Commission's mission statement? Uncertain at this time. Mr. McLucas will provide for the next Planning Commission meeting.

II. Minutes

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

III. Zoning Cases

None this month.

IV. Plans

A. PL 18-7, Apple Outdoor Supply Wholesale; Land Development Plan, Commercial Zone, Hilton Avenue.

Tim DeWire, K & W, was present on this plan. The Planning Commission *tabled* this plan last month.

From the C. S. Davidson letter dated January 2, 2019, **waivers tabled** last month: 3, Section 19-308.3.A.7, basin fencing; and 6, Section 22-704.B, cartway improvements. Mr. DeWire reported that the fencing waiver will be withdrawn. Basin B will be fenced. No fencing is required on Basin A.

Regarding the Bull Road widening for cartway width waiver, curb radii were assessed, the layout was changed, so all should be good to deal with oncoming traffic. Farther up Bull Road, the expansion of the development is unknown, and this applicant doesn't feel that it's his responsibility to make improvements (widening) all the way up. The applicant would like this waiver to remain. How about improvement in the future? Will this applicant provide that? Not discussed at this time.

Why the widening in the first place? No, they are not adding a turning lane. Currently there's no shoulder, so this widening will permit easier/better truck turning. A large truck shouldn't have to go into the oncoming traffic's lane to make a right-hand turn. The waiver isn't to totally get out of doing the widening. A developer's agreement can be drafted so that if the area farther up is developed, the owner of this property at that time will widen the area as specified. Who says the next developer, farther up the road, won't ask for the same waiver? Could indeed happen. Eventually, the road will be widened. That is when the developer's agreement kicks in. Discussion was held on the nature of the development area (residential) and the impact of widening or not widening.

Mr. Myers said if all parties agree that the work might be delayed or deferred, Note 6 on the plan would include the requirement to install concrete curbs, sidewalks, and street widening; the agreement would tie into this Note. Then the waiver wouldn't really be necessary or granted, so that particular waiver request should be removed from the plan. Will do.

Add execution of a Developer's Agreement as an open item.

Open items from the C. S. Davidson letter dated January 2, 2019: Zoning, 1, (in part): add "Buffer Planting Strip #2 shall block 50% of the view at eye level through use of tree and shrubs at the time of planting" AND the landscape plan shall specify the types of plantings to be installed. The note within the Overlay Site Plan with Buffer Yard Setbacks detail on sheet 3 of 13 should be revised to show a 20' wide buffer along the southern property line. Open under the SALDO section: 1, GIS disk (Section 22-501.2.A); 2, engineer's/surveyor's/geologist's seal and signature (Section 22-501.2.F); 3, owner's notarized signature (Section 22-501.2.H); 4, completion of a feasibility study for water and sewer; add to the plan the estimated sewage flows and install a sampling manhole on the sanitary sewer lateral from the proposed building to manhole 1 (Section 22-502.1); 5, planning module approval from PA DEP (section 22-502.2); 6, provide an estimate of public improvements security (Section 22-602.1); 7, stormwater management plan approval from Township Engineer (Section 22-602.3); 8, erosion and sediment control plan approval (Section 22-602.4); 9, ROW and cartway width (Section 22-704.B); 10, address comments from Dover Township Public Works Director; 11, address comments from the Dover Township Fire Department; AND added 12, execution of a developer's agreement regarding road widening, curbs/sidewalks. Also, modify Note 6 on the plan, per the Engineer's recommendation; and adjust the cover sheet to reflect the waiver requests that have been withdrawn.

Motion by Harlacher, second by Kauffman, to recommend approval of the Final Land Development Plan for Apple Outdoor Supply Wholesale Facility, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: Zoning 1; SALDO, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and [added] 12; AND adjust the cover sheet to reflect the waiver requests that have been withdrawn; AND modify Note 6, per the Engineer's recommendation. All members voted aye; motion carried.

B. PL 18-8, Donald Zeigler; 2-lot subdivision; Donwood development

David Hoffman, 2355 Carlisle Road, York, was present on this plan, a 2-lot subdivision involving 32 acres in Donwood Estates. The applicant wants to divide 32 acres into 2 parcels along the northwestern side of Donwood Drive with the smaller lot (2.2 acres) being named Lot 37A. Mr. Zeigler will retain 30 acres. Lot 37A will be

conveyed to Dover Township (to be the site of the new Heritage Senior Center). The lot will be served by public water and sewer. A Land Development Plan for this site will follow at a later date.

Mr. Myers reviewed the C. S. Davidson letter dated January 2, 2019.

A waiver is requested for Section 22-7-4.B, cartway width, shoulders, and widening. Mr. Myers recommends approval of this waiver. *Added* waiver: Section 22-502.2, sewage planning approval from PA DEP. Mr. Myers also recommends approval of this waiver.

Outstanding items: SALDO, 1, GIS disk (Section 22-501.2.A); 2, engineer's signature, seal, date (Section 22-501.2.F); 3, owner's signature (Section 22-501.2.H); 4 (waiver requested at subdivision stage), planning module approval from PA DEP (Section 22-502.2.); 5, a 20' wide drainage easement should be provided on Lot #37, from the western end of Donwood Drive south to where it empties into the existing wetlands (Section 19-307.8); and 6, address comments from the Dover Township Public Works Director.

Discussion was held on the waiver request for Section 22-502.2, whether to waive the requirement at the Subdivision stage and defer the sewage planning requirement on Lot 37A to the Land Development Plan stage. It's difficult to plan for development of a building/entity of unknown size/capacity. Mr. Myers feels that it would be fine to defer the sewage planning to the LDP stage.

Motion by Harlacher, second by Kimball, to recommend approval of the waiver requests for Section 22-704.B, cartway width, shoulders, and widening; and to defer the requirement of Section 22-502.2, sewage planning approval from DEP to time of land development. All members voted aye; motion carried.

Motion by Harlacher, second by Kauffman, to recommend approval of the Final Subdivision Plan for Don Zeigler, subject to the satisfactory resolution of the following items from the C. S. Davidson letter referred to above: 1, 2, 3, 5, 6. All members voted aye; motion carried.

V. **Other Business**

Kudos to Mrs. Sprenkel for her service. Mr. McLucas gave his background and what brought him to Dover Township as the next Zoning Officer.

Motion by Hoffman, second by Kauffman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary