

Dover Township
Planning Commission Minutes
February 6, 2019

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:04 p.m. Members present: Anthony Pinto, Carol Kauffman, Brian Kimball; alternates Michael Curley and Justin Bigham. Absent: Eric Harlacher. Also present: Zoning Officer John McLucas, Engineer Terry Myers, Recording Secretary, and one citizen.

In Mr. Harlacher's absence, Mr. Bigham will be a voting member for tonight's meeting.

I. **Minutes**

Motion by Kauffman, second by Kimball, to approve the minutes of the meeting of January 2, 2019. All members voted aye; motion carried.

II. **Zoning Cases**

No cases this month.

III. **Plans**

A. PL-18-8, Donald Zeigler, 2-lot subdivision plan; Donwood development
Mr. McLucas explained that this plan will now involve one parcel, not two. Land will be donated to the senior center. *No action to be taken tonight.* The applicant is taking the property out of the Clean and Green program. To prevent the back-tax and interest payments from being triggered, this property will undergo a "friendly condemnation" which means that the Township will condemn the property, the property will be transferred to the Township, then it will be donated to the senior center. All parties have, of course, agreed to this proposal. Mr. Pinto is concerned that the state will have a say in this about the loss of tax income. Mr. Kimball agrees. They don't necessarily disagree with the process, but the fear is the state might kick up a fuss about it. It's commendable that Mr. Zeigler is donating his land to the senior center for residents' use. All agree on this point. A land development plan will be the next step. Stay tuned.

IV. **Other Business**

A. Vision/Mission Statement for Planning Commission
Mr. McLucas referred to the request last month for a vision or mission statement for the Planning Commission. Perhaps there was some confusion about the purpose of Section 22-102 as being the purpose of the Planning Commission. Might not be a bad idea to develop a mission statement or purpose of the Planning Commission. If Mr. Harlacher is looking for a mission statement (he made the request last month), might we use the purpose of Section 22-102? It's a bit wordy, certainly, but could work. Mr. McLucas checked the description of the Planning Commission on the Township's website. Since Mr. Harlacher asked about this last month, and he's not here tonight, maybe it should be postponed until Mr. Harlacher's here! Mr. McLucas will check with

Mr. Harlacher to see if he's interested in developing a mission statement; perhaps he will have some ideas.

B. Review Section 27-402.6(A)(2)

This would be a minor text amendment, per Mr. McLucas. He explained that in the Agricultural district, the minimum lot area is 1.5 acres NTE 2 acres. He proposes to change Section 27-402.6.A.2, changing 1.5 acres to 3 acres, as 3 acres would be needed for subdivision to be feasible. Discussion was held on the implications of making this change. Mr. Myers is concerned that some lots might not conform to the ordinance requirements. More investigation and discussion are required before a decision is made. Wait until the Comp Plan review and add this one to the list of items to be addressed. Mr. Curley suggested that with each revision/adoption, it might be good to include the intent behind each decision. Mr. Myers noted that some documents have commentary associated with them for this very purpose. Perhaps that might be a good addition to the ordinance. The Planning Commission members reviewed the Purpose of the Agricultural District as it currently stands.

C. Zoning considerations – Joint Comprehensive Plan

Two non-conformities exist, the first being a proposal to change from R1 to Commercial. Don Zeigler owns it, and it's the senior center transfer property. Should this be rezoned to Commercial to more uniformly fit into this district? This had been zoned Commercial and was changed to R1; now should it be changed back? Mr. Zeigler would very much like the property to be zoned Commercial. He says he was unaware that the property was rezoned. Unclear right now as to why it was rezoned to Residential at the time of the last Comprehensive Plan. Discussion was held on the feasibility, the reasoning, and the consequences of changing or not changing. This one needs to be reviewed further as well. *Table this for now.* Put it on the list of items to be addressed at the time of zoning review. Will do. Mr. McLucas noted that the emphasis for the new Comp Plan will be on connecting commercial areas to residential areas. We shall see...

The other non-conformity is proposed for a change from R1 to R3, Barley Circle in Wheatland. Seems to Mr. McLucas it should be R3. Mr. Hoffman feels that it was a mistake to have zoned this property as R1 in the first place. Its current use is R3. Put this on the list as well. Will do.

Motion by Kimball, second by Curley, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary