

Dover Township  
 Planning Commission Minutes  
 September 4, 2019

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

I. **Minutes**

**Motion** by Harlacher, second by Pinto, to approve the minutes of the meeting of August 7, 2019. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL-19-3 – Heritage Senior Center Land Development Plan; Commercial District, Donwood Drive and Carlisle Road

Scott DeBell, Site Design Concepts, 127 West Market Street, York, was present on behalf of the applicant. This plan involves an existing vacant lot of a little more than 3 acres at the corner Carlisle Road and Donwood Drive. There are existing streets with curbing and no sidewalks. There's a residential use to the north, and this plan proposes a buffer yard. The proposal: a senior recreation center with a 9K square-foot footprint, 14K square foot total area with the second story. Access on Country and Donwood Drives. Parking throughout the site on upper and lower parking lots, stormwater underground. Discussion was held on the varying elevations of the building, which is necessary because of the terrain of the lot. Normal and usual hours of operation would be 10 a.m. to 2 p.m., with multi-purpose room use on a rental basis outside those regular hours. Mr. Pinto is uncomfortable with the access drive being too close to Carlisle Road. Discussion was held on the feasibility of moving the access.

C. S. Davidson's letter dated September 4, 2019, was reviewed. Outstanding items: Zoning: 1, lighting plan [*added language tonight*] "consider installing nighttime security lighting of the facility and any required public sidewalk areas" (Sections 27-509 AND 22-601.2.E); SALDO: 2, GIS disk (Section 22-501.2.A); 3, engineer's and surveyor's seal, signature, and date (Section 22-501.2.F); 4, owners' notarized signatures (Section 22-501.2.H); 5, note any deed restrictions OR that there are none (Section 22-501.2.X); 6, label the proposed buffer strip (Section 22-501.2.Z); 7, add approval dates of any and all waivers (Section 22-501.2.LL); 8, sewage planning module approval from PA DEP (Section 22-502.2); 10, Environment Impact Assessment Report (Section 22-502.5); 12, public improvement security (Section 22-602.1); 13, stormwater management plan approval (Section 22-602.3); 14, E & S and NPDES approval from York County Conservation District (Section 22-602.4); 16, add the word "minimum" on the plan to indicate that the 100' dimension from the ROW line on Carlisle Road to the access drive located on Donwood Drive is 100' minimum (Section 22-709.C); 18, address the

comments from the Township Public Works Director. [*Comment 19 was added at the “Motion on the plan” stage of this discussion.*]; 19, work with the Engineers to move the first entrance on Donwood back as far as possible, at least farther than the minimum requirement.

Waiver requests:

Section 22-501, preliminary plan (Engineer recommends approval);

Section 22-502.4, traffic impact study (regional traffic study done some years ago, encompassing many developments and related traffic; *Engineer recommends approval with two-unit charge of \$2,900*);

Section 704.B, street improvements, Carlisle Road; (Engineer recommends approval);

Section 704.B, street improvements, Donwood Drive; (Engineer recommends approval);

Section 704.B, street improvements, Country Drive; (Engineer recommends approval);

Section 22-701.1, sidewalks along Carlisle Road; (current Comp Plan update proposes “connectivity” in the Township; staff is not in favor of granting waivers for the sidewalk requirement); sidewalks without curbing along this road would not be sensible; (Engineer recommends);

Section 22-701.1, sidewalks along Donwood Drive; (Engineer recommends six-month note; *waiver not needed; withdrawn tonight*);

Section 22-701.1, sidewalks along Country Drive; *withdrawn tonight*.

**Motion** by Harlacher, second by Kimball, to recommend approval of the waiver requests for the following sections: **22-501**, preliminary plan; **22-502.4**, traffic impact study, noting that the Engineer recommends the two-unit charge of \$2,900; **704.B**, street improvements for *Carlisle Road, Donwood Drive, and Country Drive*; and **22-701.1**, sidewalks along Carlisle Road. All members voted aye; motion carried.

**Motion** by Harlacher, second by Kimball, to recommend approval of the Land Development Plan of the Heritage Senior Center, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: Zoning 1 [with added language]; SALDO 2, 3, 4, 5, 6, 7, 8, 10, 12, 13, 14, 16, 18.

*Amendment to the above Motion*, by Harlacher, second by Kimball, **added 19**, that the applicant work with the Engineers to move the first entrance on Donwood back as far as possible, farther than the minimum requirement. All members voted aye; motion carried.

B. SK-19-1 – Dover Highlands sketch plan; R4 District

Robert Katherman, 345 East Market Street, York, was present with John Runge, Gordon L. Brown and Associates, 2238 South Queen Street, York, on behalf of the applicants. This is a 50-acre tract, vacant for many years; now zoned R4, high density. There was no public road frontage... now the public school, Township, and the property owner are working together to extend Intermediate Drive for a partial bypass around the square of Dover. This will give this lot public road frontage.

With public road frontage, the property owner can now develop his/her land. Mr. Katherman explained that the applicants are prepared to provide some land to a neighbor to compensate him for losing some of his land; also, the applicant is willing to donate some land to a church that is losing its parking lot for this proposed road extension. Mr. Katherman feels that this arrangement will prevent the municipality from enforcing eminent domain to seize the land required for the road expansion/extension.

Six waivers are requested, including recreation land reduction. The applicant is prepared to put funds into the new Dover park and the school's park rather than expanding their recreational area as much as would be required.

Mr. Myers noted that there are myriad factors that need to be addressed and fall into place before anything can be done. Phase 1 would be the area south of the gas line that runs through this property. Part of the area might be re-zoned to Highway Commercial. The R-4 use is proposed to be apartments. Much of the open space is in wetlands.

Representatives from the church were present to view and discuss the plan. Lengthy discussion was held on the proposal. The location of the "new" parking lot was discussed vis-à-vis the wetland areas. How about the alley? The Township has no rights to that alley after so many years of not adopting it.

Mr. Miller (neighbor) was also present to view the plan. His concern is the impact of neighbors and traffic headlights on his poinsettia business (light seeping into the greenhouse interferes with the "reddening" of the poinsettia bracts, timed for Christmas delivery; no one buys green poinsettias!). Mr. Runge feels that the applicants are working hard to screen the Miller property from the new proposed use.

The church representatives, the Millers, and the applicants all want to be good neighbors to each other. Everyone is trying to keep an open mind for all options to address all concerns.

The four-step conservation plan is at issue tonight. Mr. Myers is generally approving of the conservation plan. There are waivers requested. The applicant is proposing a 35' paved cartway, no curbs, no paved sidewalks. This is one of the waivers requested. There will be a 10' pedestrian easement outside of the ROW. This easement/walkway will be 6 or 8' wide, "rail-trail" similar surface, a bit back from the roadway, to keep pedestrians away from the "bypass." Mr. Myers suggested that the border walkway be paved or concrete for ease of snow removal. Mr. Pinto feels that there should be walkways on each side of the road to provide for pedestrian traffic. Adding the walkway would run into the Borough property, and the applicants would need the approval of the Borough to do so. Mr. Katherman will investigate the possibilities. There are three tot lots planned for this area. These apartments are "over-under" units. All will have ground entrances from the parking areas. Density: the applicants are in compliance with the ordinance requirements. How about Stony Lane? Is that paved? No, it's a stone access drive to the wellhead. Mr. Myers requested the environmental expert's opinion on reducing the buffer. Mr. Runge provided the report. Mr. Kimball would like to see curbs on the project. Mr. Myers noted that there's a 15' strip of land/grass between the roadway and the walkway. Mr. Myers also reminded everyone that cooperation between municipalities and school district is paramount to this project. The applicants are making a gift of the roadway to the Township, so it's in good faith to work together.

On the wetlands, it was noted that the independent environmental expert reported that these aren't high-quality wetlands. With that determination, Mr. Myers doesn't have a problem with reducing the buffer area.

The four-step conservation plan was discussed. Environmentally sensitive area presented – yes. Physical features; yes. Building locations, stormwater, yes. Street locations, yes. Overall layout, yes. This was a good process, per Mr. Myers.

Waiver discussion: sidewalks; buildings 100' from wetlands (requested 50'); some recreation funds to be funneled to other Township locations; 30' street width; 8' shoulder; minimum K value of 26 for sag vertical curves.

The current Planning Commission members have no objections to the above waiver requests, per the GLB letter dated 8/29/19.

C. PL-18-7 – Apple Outdoor Supply; Commercial District

No one was present on this plan. Apparently, there's a conditionally approved plan but there's a new owner who is trying to see if the site is useable as conditionally approved.

**Motion** by Harlacher, second by Pinto, to authorize the Planning Commission Secretary to sign the Planning Module for Apple Outdoor Supply. All members voted aye; motion carried.

IV. **Other Business**

Public comment: nothing at this time.

Per Mr. McLucas, there is no great information on the history of the Dunkin Donuts' site, as the Planning Commission questioned last month. Mr. McLucas will provide the history/timeline he found, but it's not particularly illuminating.

Comp Plan meetings next week, September 10 and 12, 6 to 8 p.m. Please attend!

The next meeting will be held on October 2, 2019.

**Motion** by Harlacher, second by Kimball, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary