

Dover Township
Zoning Hearing Board
October 16, 2019

Chairman Jane Ginter called the meeting to order at 7 p.m. Members present: Steve Barkdoll, Phillip Brown, Robert Wright, and Richard Pope. Also present: Zoning Officer John McLucas, Solicitor Mike Craley, Stenographer Emily Riccardi, Recording Secretary, and no citizens.

I. Minutes

Motion by Wright, second by Brown, to approve the minutes of the meeting of April 17, 2019. All members voted aye; motion carried.

II. Zoning Case

- A. ZHB-19-3, Alexis and John Payne, Special Exception request for Home Occupation/Bakery at 3115 Cardinal Lane, R3 District.

John and Alexis Payne were present on this request. John is the property owner; daughter Alexis lives there, too. Alexis would like to open a home bakery, taking orders via Facebook, text message, and by phone. She would produce wedding cakes, baby shower or birthday cakes, etc. She will deliver all merchandise; no one will come to the home. No employees, just her. Does she ever anticipate pickups? No. Her ultimate goal is to have a retail shop, but not on this property. This is just the start-up. Does she need a property/business inspection? Yes, which she will obtain after ZHB approval. What about the open ceiling? She was told that it's not a problem as long as the lights have covers on them. That inspection will be done after Township approval, too. Mr. Craley noted that an occasional product pickup would be permitted, as long as she has adequate off-street parking (which she does). If she plans to add a sign in the future, Mr. Craley advised her to first check her development covenants. Good advice. Floorplan and pictures are part of the record. Public water and sewer. She meets all requirements of the ordinance. This occupation is a permitted use by Special Exception in this zone.

There were no audience members present to offer any testimony or to ask any questions.

The Planning Commission unanimously recommended approval of the request for Special Exception by Alexis and John Payne for Home Occupation/Bakery as presented. Hearing closed.

Motion by Brown, second by Barkdoll, to approve the request by John and Alexis Payne for Home Occupation/Bakery as presented. All members voted aye; motion carried.

III. Other Business

If there's a meeting in November, Mr. Craley will be unavailable. So far, nothing is on the agenda, but if something comes in, it will be fine to move it to the December meeting.

Motion by Wright, second by Brown, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:14 p.m.

Respectfully submitted,
Julie B. Maher, Recording Secretary