

**DOVER TOWNSHIP
BOARD OF SUPERVISORS MEETING
MEETING MINUTES
DECEMBER 09, 2019**

The Dover Township Board of Supervisors' Meeting for Monday, December 09th 2019, was called to order at 7:00 PM by Chairperson Stephen Stefanowicz in the Meeting Room of the Dover Township Municipal Building. Supervisors present were Stephen Stefanowicz, Robert Stone, Stephen Parthree, Michael Cashman and Charles Richards. Township Representatives in attendance were Charles Rausch; Township Solicitor, Terry Myers; Township Engineer, Cory McCoy; C.S. Davidson, Laurel Oswalt, Township Manager, John McLucas, Township Zoning Officer; Michael Fleming; Township Public Works Director; and Katina Wagner, Township Receptionist. There were three citizens present. This meeting is being recorded for the purpose of minutes only.

A moment of silence was requested, followed by the reciting of the Pledge of Allegiance to the American Flag.

Chairman Stefanowicz stated that a Work Session meeting with Michael Fleming, Township Public Works Director was held prior to the beginning of this evening's Board Meeting regarding Butter Road Pilot Project with PENNDOT.

APPROVAL OF THE BOARD OF SUPERVISORS' MEETING MINUTES FOR NOVEMBER 25, 2019.

S. Parthree stated that a correction needed to be made to the Board of Supervisor's Meeting Minutes for November 25th, 2019, page 6, with regards to the comment made about the polls. Changing 'elevate' to 'alleviate'.

Motion by C. Richards and seconded by S. Parthree to approve the Board of Supervisors' Meeting Minutes for November 25, 2019, as amended above. **Passed** with 5 ayes

APPROVAL OF THE BOARD OF SUPERVISORS' LOG HOUSE REPAIR WORK SESSION MEETING MINUTES FOR NOVEMBER 25, 2019

Motion by C. Richards and seconded by S. Parthree to approve the Board of Supervisors' Log House Repair Work Session Meeting Minutes for November 25, 2019, as presented. **Passed** with 5 ayes

TREASURER'S REPORT

Approval of Current Expenditures

1. Warrant dated 11/27/19 in the amount of \$4,948.24
2. Warrant dated 12/09/19 in the amount of \$297,741.59

Motion by C. Richards and seconded by S. Parthree to approve both warrants, as presented.
Passed with 5 ayes.

INFORMATION ON EVENTS AND LOCAL ANNOUNCEMENTS

Manager Oswalt reported that the Township will be holding a Vendor Show on December 14th 2019 at the Community Building.

PUBLIC COMMENT - None to note.

ENGINEER'S REPORT by Township Engineer Terry Myers

T. Myers stated that the manholes for the Fox Run Interceptor Project had specifications to be six foot in diameter manholes. The Township's Sewer Department spoke with the contractor and decided that eight of those manholes really did not need to be the six foot in diameter manholes. A price from Anrich Change Order #2 was received to reduce eight precast manholes from six foot in diameter down to four foot in diameter, with a cost savings of \$8,160.00.

Motion by R. Stone and seconded by C. Richards to approve Anrich Change Order #2 to reduce eight manholes from six foot in diameter down to four foot in diameter with a cost saving of \$8,160.00 for the Fox Run Interceptor Project. **Passed** with 5 ayes.

T. Myers gave an update to the Board of Supervisors on the Fox Run Interceptor Project; Maine Drilling and Blasting are on site and have been drilling, blasting and delivering materials. They are also in the process of setting up the erosion and sediment controls. It is anticipated that delivery of the manholes will occur in the next few weeks and will then move forward with the project.

S. Stefanowicz questioned whether or not there would be a meeting regarding the intersection of Route 74 and Harmony Grove Road that would invite all the residents that would be affected sometime in the future.

C. Richards asked if T. Myers spoke to Penn DOT at all about moving Harmony Grove Road back vs. having it come into the circle.

T. Myers stated that he has shown Penn DOT a few sketches, they recommend having the traffic study completed first. Once the traffic study is completed, they will know what kind of volume of traffic there is and whether or not the intersection will warrant a traffic signal or if a roundabout will work before they speak to the residents affected.

S. Parthree asked if there was a timeframe on when the Northwest Alternate Route was going to come out to Route 74.

T. Myers stated he would say within a five-year range, but this is dependent on funding.

S. Parthree asked if the contractor for Dover Highlands, LLP is going to put in a cul-de-sac and what the timeframe would be for this project.

T. Myers stated that Phase I is for Dover Highlands Apartment Project is to go to the Columbia Gas transmission line and terminate and to put a temporary cul-de-sac there. T. Myers stated that they would like to coordinate site grading with the demolition of the Intermediate School to use materials being taken from that site, these materials will be for the parking lots and access drives in Phase I of the Apartment Complex. After which public improvements such as the Roads, Water and Sewer for Phase I would commence; followed by units as they are being rented, with an estimated timeframe of three or more years.

L. Oswalt stated that they would like to start Phase I of Dover Highlands Apartment Complex by May of 2020.

MANAGER'S REPORT by Township Manager Laurel Oswalt

Authorization to forward the 2020 Joint Comprehensive Plan document on to York County Planning for review and comment.

Manager Oswalt stated that the Dover Township Planning Commission recommended three additional changes to the Future Land Use Map from what the Joint Comprehensive Plan Committee prepared. The changes recommended were: 1) to remove the Meisenhelter Farm from the 2030 Future Growth map where it would become R1 at some point in the future. 2) Making the Trail Nursery property owned by the Millers to Commercial Land and extending the Designated Growth Boundary around it. 3) Rezoning land to Commercial from Emig Mill and Pine Road back to Grandview Drive.

Manager Oswalt informed the Board of Supervisors that the Designated Growth Boundary and the 2030 Future Growth Boundary serve two separate purposes. The Designated Growth Boundary is where you would direct higher density uses like residential, commercial and industrial growth because this is where infrastructure and utilities are available. The 2030 Future Growth Boundary is for future expansions once build out of the land inside the Designated Growth boundary has occurred.

Manager Oswalt asked the Board of Supervisors for their thoughts on these changes and if there are any other changes they would like to see accomplished.

S. Stefanowicz stated that he would like to thank the Planning Commission for all the time spent and all the thought that went into this project.

C. Richards stated that putting the land on the other side of Harmony Grove at Trail Nurseries into commercial use makes sense because it is already commercial on the other side. C. Richards also stated that he disagrees with moving the commercial land use off of Route 74 and back into the

residential area between Pine Road and Emig Mill. C. Richards stated that there are multiple commercial lots along Route 74 from Hilton Avenue all the way up to BB&T Bank that are not developed

C. Richards stated that he has mixed feelings on Meisenhelter Farm; he thinks that it should not be taken out of Agriculture but still believes it should be kept in the 2030 growth boundary.

S. Stefanowicz stated that the Dover Township Planning Commission suggested that one of the changes to the Future Land Use Map was to come back one block west of Grandview Avenue and would be suggested for commercial use.

Manager Oswalt stated anything inside the Designated Growth Boundary would change to reflect the Future Land Use Map. Anything outside the Designated Growth Boundary would remain as it is today.

S. Parthree questioned what percentage of the area is currently in the flood plain.

Manager Oswalt stated that everything on Pine Road is in the flood plain and then traveling up to Grandview Avenue and Prospect Road the land grades up and about half way up the hill is out of the flood plain.

R. Stone questioned if there was a purpose to expand to commercial zone there with it being in the flood plain.

S. Stefanowicz stated that general consensus was it is a good location with it being right along the main artery of Route 74.

Manager Oswalt stated that it is being a gateway into the township. There is currently commercial on both sides of Route 74 just not in any kind of depth on that side of Route 74.

R. Stone questioned whether or not it would negatively impact the current homeowners with a change to the zoning in that area.

Manager Oswalt stated that it could, as it would create nonconformities.

R. Stone asked if the current homeowners could be grandfathered in so that the existing homeowner would not run into any problems.

C. Rausch stated that with the zoning ordinance for a nonconforming residence if the property is destroyed more than 75%, they can rebuild.

R. Stone questioned whether or not the change in zoning would negatively impact the homeowners if they would want to sell their home.

Manager Oswalt stated that it would actually increase the value but there currently is no curbing, sidewalks or storm water management in that area. Manager Oswalt also stated that the roads

really are not wide enough for the commercial use without requiring some significant improvements from the developer.

S. Parthee stated that it could have a negative impact on a homeowner that does not want to sell and would not like the idea of a business being right next door.

C. Richards stated that there are a lot of vacant commercial lots already in Dover Township that are not currently being used.

M. Cashman stated that with all the new commercial land in Dover Township is in this area.

Approval to reject the Dover Township Planning Commission's recommendation to rezone land to Commercial between Emig Mill and Pine Road back to Grandview Avenue.

Motion by C. Richards seconded by S. Parthree for Approval to reject the Dover Township Planning Commission's recommendation to rezone land to Commercial between Emig Mill and Pine Road back to Grandview Avenue. **Passed** with 5 ayes

Approval to reject the Dover Township Planning Commission's recommendation for removing the Meisenhelter Farm from the 2030 Future Growth Boundary designation as R1.

Motion by C. Richards seconded by S. Parthree for Approval to reject the Dover Township Planning Commission's recommendation for removing the Meisenhelter Farm from the 2030 Future Growth Boundary designation as R1. **Passed** with 4 ayes and 1 nay from R. Stone.

Approval of the Dover Township Planning Commission's recommendation to making the Trail Nursery Property owned by the Millers to Commercial land extending the Designated Growth Boundary around it.

Motion by C. Richards seconded by M. Cashman for Approval of the Dover Township Planning Commission's recommendation to making the Trail Nursery Property owned by the Millers to Commercial land extending the Designated Growth Boundary around it. **Passed** with 5 ayes

Approval of Dover Township's Zoning Officer J. McLucas request to move the R3 zoning boundary back to the Industrial line at Butter Road and Fox Run Road.

J. McLucas stated that the R3 area that is outlined at Butter Road and Fox Run Road inside the Designated Growth Area should be changed to the 2030 Future Growth Boundary.

Motion by C. Richards seconded by S. Parthree to Approve Dover Township's Zoning Officer J. McLucas request to move the 2030 Future Growth Boundary back to the Industrial line. **Passed** with 5 ayes

Approval to include the property at Blackberry Road and Route 74 in the 2030 Future Growth Plan.

Motion by S. Parthree and seconded by M. Cashman to include the property at Blackberry Road and Route 74 in the 2030 Future Growth Boundary as Business/Commercial. **Passed** with 5 ayes

Authorization to forward the 2020 Joint Comprehensive Plan document with amendments noted above and the addition of overlaying the Future Transportation Plan from the previous Comprehensive Plan, in the Joint Comprehensive Plan Update.

Motion by C. Richards and seconded by M. Cashman for the Authorization to forward the 2020 Joint Comprehensive Plan document with amendments noted above and the addition of overlaying the Future Transportation Plan from the previous Comprehensive Plan, in the Joint Comprehensive Plan Update. **Passed** with 5 ayes.

Approval of the Site Improvement Agreement with Faire Wynd Associates, L. P.

Motion by R. Stone and seconded by S. Parthree for Approval of the Site Improvement Agreement with Faire Wynd Associates, L. P. **Passed** with 5 ayes

PUBLIC WORKS DIRECTOR'S REPORT by Township Public Works Director Michael Fleming

Approval of the Final Application for Payment #10 from MidState Electrical in the amount of \$ 5,994.44.

M. Fleming asked the Board of Supervisors for Approval of the Final Application for Payment #10 from MidState Electrical to close out their portion of the contract in the amount of \$ 5,994.44, pending the one item that needs corrected which is the plastic sleeve that goes over the barriers around the Met-Ed pole. If this item is approved Dover Township will hold the check until the final item is corrected.

Motion by R. Stone seconded by M. Cashman to approve the Final Application for Payment #10 from MidState Electrical in the amount of \$5,994.44, subject to the one item being corrected of the plastic sleeve over the barriers around the Met-Ed poles be put in place. **Passed** with 5 ayes.

MS4 UPDATE

M. Fleming reminded the Board of Supervisors about the upcoming meeting with the Storm Water Consortium on January 22, 2020.

OLD BUSINESS

Fox Run Curve

M. Fleming stated that the new yellow reflective panels are in place on the posts at the curve on Fox Run Road.

Fire Escrow Ordinance

R. Stone thanked the Board of Supervisors for letting him do some research on the Fire Escrow Ordinance.

Approval for Advertisement of Fire Insurance Escrow Ordinance.

Motion by R. Stone seconded by S. Pathree Approval for Advertisement of Fire Insurance Escrow Ordinance. **Passed** with 5 ayes.

COMMENTS FROM THE BOARD

M. Cashman stated that he had the pleasure of doing a ride along with Officer Cody Becker a Sergeant with the Northern York County Regional Police Department in November; he stated that it was a very interesting experience. M. Cashman stated that the Northern York County Regional Police are looking to purchasing the North Codorus Township building for expansion.

R. Stone thanked M. Cashman for sending a very nice applicant for the Sewer Authority.

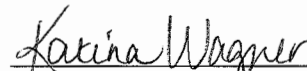
S. Stefanowicz stated that this will be the last meeting for the current Chairman of the Sewer Authority on December 18th, 2019 if anyone would like to attend.

S. Parthree stated that the Dover Area Business Association has their applications out, if anyone owning a business is interested.

PUBLIC COMMENT- None to Note

With no further business, the meeting was adjourned by Chairman Stefanowicz at 8:20 PM.

Respectfully submitted by:



Katina Wagner, Township Receptionist