

Dover Township
Planning Commission Minutes
June 3, 2020

Vice Chairman Eric Harlacher called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Justin Bigham; alternates Brian Kimball, Mark Miller, and Stephen Stefanowicz. Chairman Wayne Hoffman and Solicitor John Baranski were attending by telephone. Absent with prior notice: Michael Curley and Anthony Pinto. Also present: Zoning Officer John McLucas, Engineers Terry Myers and Cory McCoy, Recording Secretary, and six citizens.

Mr. McLucas noted that Chairman Hoffman will be voting by phone, and Brian Kimball will be a voting member tonight.

I. **Minutes**

Motion by Bigham, second by Kimball, to approve the minutes of the meeting of March 4, 2020. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 20-1 – request for Special Exception for Home Occupation (nail salon), 2546 Brownstone Court in the R3 district.

Accessory Use in the R3 district.

Van Le and Edward Jolley were present on this application. Currently, Ms. Le has a nail salon on Carlisle Road; she wants to move it to the home under the pandemic circumstances, as some employees are not planning to return to work. With approval of this application, she would be the only employee.

This use is permitted by Special Exception. They will comply with all requirements for the Special Exception for Home Occupation under Section 27-632. They would like to have the permitted 2-square foot sign. Total square footage used for the business will be 348 square feet. Parking – employee will park in the garage; customers will park in the driveway. Four cars can comfortably fit in the driveway; a photo showing the driveway area will be included in the materials submitted to the Zoning Hearing Board. The property is served by public sewer. Pipeless chairs will be used. The procedure is to fill the tubs with water, soak the feet, then dump the tub of water down the drain. They might want to get a utility sink installed for convenience.

Maximum number of customers per day, on a busy day, would be seven people, and not all customers get pedicures. This shouldn't adversely affect the water use. Average household use is 400 gpd for public sewer. She would use probably two gallons of water per pedicure customer. If she served seven pedicure customers per day, she'd use 14-15 gallons per day. Hours: Monday through Friday, 10 a.m. to 7 p.m. Saturday, 10 a.m. to 5 p.m. No noise associated with this use. They are working on a venting system to vent the fumes from the chemicals used in applying artificial nails, but that would not make a lot of noise. How about the odor? Where will that be vented? To the back, ground level from the basement window. Is there a filter system to be maintained? Yes. It was suggested that more information be provided to the ZHB on the type of system, etc., so the ZHB members are well informed. Will do.

There is a separate entrance into the basement. They plan to install a walkway of some sort to the entrance. Mr. McLucas advised that the access will likely need to be ADA compliant; a stepping-stone walkway won't suffice. Also, there are steps to access the work area, so those would need to either come out or be modified for wheelchair access.

So, who would need to tell the applicants what ADA requirements to comply with? Would they need an engineer? Mr. McLucas will speak to the inspector. Are they going to be required to get a building permit? That's up to the building code person. Mr. McLucas noted that his understanding is that any time the public is invited into a business, the International Building Code rules apply.

Mr. McLucas will delve a bit deeper into the plans by the applicant and try to get a better feel for what they need or want to do and what is required for compliance.

Motion by Bigham, second by Hoffman, to recommend approval of ZHB-20-1, Van Le for Home Occupation, nail salon, 2546 Brownstone Court. All members voted aye; motion carried.

III. Plans

A. PL-20-2, Mt. Zion Off-road Land Development Plan, 4785 Carlisle Road, vehicle repair/sales expansion, Commercial district

Clark Craumer was present on behalf of the applicants. Currently, there are two parcels, Lot 101 and Lot 113. Lot 101 has the existing building; Lot 113 is a stone parking area being used by the facility. In this subdivision plan, the applicants would like to combine lots into one parcel. Then the LDP will extend the existing building onto Lot 113. Planned is an addition of 8,654 square feet. The use of the property will be the same use as the current use. The plan will improve the existing stone lot to paved parking area and will install a 10-bay service area, more employees, more parking.

Some outstanding items need to be addressed, mainly stormwater. Mr. McLucas suggested that the applicants attend the Planning Commission meeting tonight mainly for input, no formal recommendation. The surrounding area is going through many changes, with new roads being constructed, old roads being dismantled, new developments, etc. There's a road on the future transportation plan that might include an easement or road going through these lots. So, for the Planning Commission, what's the responsibility to inform the applicant? Mr. Baranski noted that that the Planning Commission must put the applicants on notice of the future road, and that sometime in the future, Dover Township may indeed go to the applicants and say that they need the space for the road. The Planning Commission feels that the applicants need to know the future plans up front.

Mr. Craumer noted that the stormwater plan is being revised. It might involve an easement on another property. The applicant would need a waiver for setback requirements, in addition to the easement.

Also, are the inside bays included in the parking calculation? If it's required to have three spaces, can one of those spaces be IN the bay? Sounds like it could, yes. This would help the stormwater situation.

How about traffic counting? This would be PennDOT-regulated. The access is not going to change. The volume of traffic will be determined by PennDOT and will be calculated to see if it falls within the volume of traffic originally approved.

One waiver for screening, partway around the property. They are providing some screening. There is a six-month note on the plan for curbs and sidewalks. Great. Next step: keep revising the plan and come back next month.

B. SK-20-1, Hoffman 3-lot subdivision, 4202 Davidsburg Road, R3 district

David Hoffman was present on this plan, which proposes to subdivide a 9-acre parcel into 2 residential properties. Access to water and sewer near Marlboro Road. To create Lot 4, the water and sewer would need to be extended to provide service to that residence. YCPC checked the proposal and noted that HOPs will be required for any work to be done along the highway. The Township Utilities Manager also checked the plan. Any issue with the driveway from Marlboro Road?

Will there be any waivers? Possibly. Haven't gotten that far yet. Possibly curbs and sidewalks if they would be required. It was determined that this property lies within the growth boundary, so curbs and sidewalks would be required. If that's the case, the applicant would opt for the six-month note.

Should these parcels be formally joined, then subdivided? Discussion was held.

C. PL-19-7, Dover Highlands

Motion by Kimball, second by Bigham, to authorize the Planning Commission Secretary to sign the Component 4A. All members voted aye; motion carried.

IV. **Other Business**

Public comment – nothing at this time.

V. **Correspondence**

Eagle View Park Phase II letter of support for DCED application.

Discussion was held on the park proposal. The Planning Commission members took a field trip to the other side of the room to look at the plan.

Joint Comprehensive Plan update – YCPC comments and HRG response letter received. Hopefully a hearing will be scheduled for mid-July. It was noted that the YCPC does not recommend that the Comp Plan be adopted. It was also noted that this is the first time that the YCPC has not recommended an “implementable” comprehensive plan. The Planning Commission and the YCPC provided recommendations, and if there are further comments from the Planning Commission that the members feel strongly about, those comments should be forwarded to the appropriate people. Does the Comp Plan meet the requirements of the Municipalities Planning Code? YCPC's response to the Comp Plan says that it does not meet the requirements of the MPC. Part of the problem might be that this is a new-ish type of plan that the YCPC hasn't seen before. How about HRG's responses? When those responses arrive, might they be provided to the Planning Commission members? The process might not work like that, per Mr. Myers.

VI. **Tabled Item**

Draft Solar Overlay Ordinance – Stock and Leader/Dakota Power Partners

Dakota Power Partners was acquired by Enel Green Energy North America, which precipitated a request for an extension/tabling until July. Mr. Bigham feels it's a

bit odd that the company who wants to do the work is drafting the ordinance. Chairman Hoffman feels that it's written in the applicant's favor for sure. Why is the Township adopting an ordinance prepared by another party? The plan is to see the draft of the ordinance in July. The ordinance was sent to the Planning Commission for review, but the Planning Commission members haven't actually discussed the ordinance yet. It seems like the members want to discuss the ordinance outside the presence of the applicants. *The Planning Commission members should read the ordinance and be prepared to discuss it in July. If there are specific questions or concerns, please send them to Mr. McLucas.*

The next meeting will be held on July 1, 7 p.m.

Mr. Harlacher asked Mr. Baranski about his following up on the Frederick Miller property. Mr. Baranski feels that this proposal might be back before the Planning Commission again.

Motion by Kimball, second by Bigham, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:32 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary