

**DOVER TOWNSHIP  
BOARD OF SUPERVISORS  
WORK SESSION MEETING  
MINUTES  
JULY 27<sup>TH</sup>, 2020**

The Dover Township Board of Supervisors' Work Session Meeting for Monday, July 27<sup>th</sup>, 2020, was called to order at 6:00 PM by Chairperson Stephen Stefanowicz in the Garage Facility of the Dover Township Municipal Building. Supervisors present were Michael Cashman, Stephen Parthree, Charles Richards and Robert Stone. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Township Public Works Director, Michael Fleming, Township Zoning Officer, John McLucas, Shane Rohrbaugh, Blakey, Yost, Bupp and Rausch, LLP and Township Secretary, Tiffany Strine. There were thirteen citizens present. This meeting is being recorded for the purpose of minutes only.

**Discussion Regarding Carlisle Road, Harmony Grove Road and Intermediate Avenue Intersection**

Chairman Stefanowicz stated that this work session is being held for the purposes of discussing the proposed roadways regarding Carlisle Road, Harmony Grove Road, and Intermediate Avenue intersection.

Mr. Terry Myers introduced himself as the Dover Township Engineer from C.S. Davidson, Inc. Mr. Myers stated that himself, C.S. Davidson, Inc. and Dover Township staff have been working with the Dover Area School District and Dover Highlands Apartments project owner to coordinate Traffic Studies and future planning for the potential extension of Intermediate Avenue, northward, thru the Dover Area School District property and the Dover Highlands, LLP property, thus then tying into Carlisle Road at a location near Harmony Grove Road.

Mr. Myers provided a brief history of the subject matter. T. Myers informed the public present that Dover Township creates and implements a Comprehensive Plan every ten years. As part of the aforementioned plan, a transportation map with proposed improvements that might occur over the next ten years are depicted. The previous Comprehensive Plan and the current 2020 Comprehensive Plan show an extension of Intermediate Avenue being extended to the west and wrapping around to the intersection of Harmony Grove Road and Carlisle Road.

T. Myers stated Dover Township was presented with a Land Development plan from Dover Highlands. T. Myers stated that as part of the Preliminary Dover Highlands Land Development Plan, the Developer's Engineer Gordon L. Brown, Associates has submitted a preliminary design of the proposed roadway through the Dover Highlands property and the Dover Area School District property. Consideration was then made to extend Intermediate Avenue through the Dover Highlands property. In a similar time, frame, the Dover Area High School presented new plans for the Dover Area High School. Dover Area High School was then talked to with regards to also aiding in extending Intermediate Avenue. The Dover Area School District and the Dover Highlands Developer along with Dover Township, drafted a Letter Agreement with regard to the future extension of the Intermediate Avenue.

T. Myers stated that studies have been conducted on the proposed area and the surrounding areas that may be affected. A proposal was accepted from TDP, Inc. to perform a Traffic Impact Study. The TDP, Inc. Traffic Impact Study looked at current traffic counts, projected the anticipated traffic volumes, analyzed the traffic signal at the Dover Borough Square and gave a determination on whether the new intersection of Carlisle Road, Harmony Grove Road, and Intermediate Avenue would meet warrants for a traffic signal as well as analyzed possible utilization of a roundabout. T. Myers noted that the studies showed ultimately the Dover Borough Square works well and that building the proposed bypass is not going to have a major impact on the traffic within the Dover Borough Square. T. Myers noted that the Dover Area School District had a traffic study performed, during the development of the new Dover Area High School, and their traffic study indicated that left turn lanes on Canal Road and Intermediate Avenue are needed. A left turn lane at Route 74 and Mayfield will be installed as well as a result of the Dover Area School District's Traffic Study.

Recently Dover Township had another engineering firm examine the intersection of Carlisle Road, Harmony Grove Road and Intermediate Avenue. A preliminary layout of tying Intermediate Avenue into Carlisle Road and Harmony Grove Road was examined. With anticipated traffic increases, the intersection will just qualify for a traffic signal, per TDP, Inc. As an alternate to a traffic signal, a roundabout was then examined for the aforementioned location, to better meet needs. Mr. Myers referenced the longstanding roundabout in Abbottstown Square as a means for an example. Mr. Myers noted the Abbottstown Square's efficiency.

It was decided that a roundabout, with sizing and layout options, be considered. Four options were then presented for a roundabout. Large truck traffic impacts were considered, along with other various impacts.

R. Stone inquired if there would be a greater issue of speeding initiated by the installation of a roundabout?

T. Myers stated that all of the proposed roundabout layouts would be yield intersections. Upon entrance to a traffic circle, any individual within the traffic circle has the right of way, after proper yielding.

T. Myers stated that this work session is an opportunity for the public to comment on the proposed concepts.

**Mike Arnold – Dover Township Resident, 4800 Carlisle Road**

Mr. Arnold is a Dover Township resident and inquired about the option in the Comprehensive Plan to take the roadway up to George Street.

T. Myers stated that this specific location is being examined at this time due to a local developer and the school district being willing to build a majority of the Intermediate Avenue extension to a proposed point. Another option is still proposed on the Dover Township Comprehensive Plan

that shows tie into George Street; however, in this vicinity there are currently no developers or landowners that are willing to contribute to the project. Financially and economically, the other option noted proposes more challenges.

**Claudine Arnold – Dover Township Resident, 4800 Carlisle Road**

Mrs. Arnold inquired as to the timeframe for the proposed plans?

T. Myers stated that the buildout is estimated at six (6) years. Time will be needed and allotted for an agreement in a concept, then there is need for time for the land development process, permitting process, land acquisition, managing of funds, and so forth.

Chairman Stefanowicz noted that PENNDOT appears to be currently leaning more towards a traffic circle and not traffic signals due to the long-term flow and long-term reduction of costs.

**Mike Arnold – Dover Township Resident**

Mr. Arnold stated that the traffic study from the Dover Borough Square was good, is this a matter of him loosing his business over convenience? Mr. Arnold stated that the traffic flows fine from the Dover Borough Square and that he has lived in the Dover area all of his life and there have not and are not issues.

T. Myers qualified his opinion, that an opportunity has presented itself for travel as opposed to traveling thru the Dover Borough Square. T. Myers stated this opportunity will not present itself again and that the amount of traffic is not going to get any better overtime at the Dover Borough Square. As development occurs and the large truck traffic increases and gains in length, the traffic management at the Dover Borough Square is going to become tougher and tougher.

Chairman Stefanowicz added that the new Dover Area High School is going to have a large number of busses leaving the school and traveling north bound.

C. Richards added that if there should ever be a fire or a major accident, there is currently no easy way to get individuals around the Dover Borough Square.

**Vicki Markle – Dover Township Resident, 4754 Carlisle Road**

The resident residing at 4754 stated that the current speed traveled by people on Carlisle Road is above the speed limit on a regular basis. The resident residing at 4754 inquired as to how the proposed traffic circle is going to affect the homeowners within the proposed area.

T. Myers inquired as to the location of the resident residing at 4754 Carlisle Road's property is located?

The resident and T. Myers located the resident residing at 4754 Carlisle Road's property on a map. T. Myers qualified that within the specified location of the property at 4754 Carlisle Road,

shoulder improvements would be the degree of impacts to that specific property.

Chairman Stefanowicz stated, from his knowledge, that traffic circles are known to help slow the ease of traffic.

### **Attorney Steve McDonald – CGA Law Firm**

Attorney McDonald stated that he represents his client and Dover Township resident, Mr. Scott Miller. Attorney McDonald stated that his client owns a nursery within Dover Township and that the proposed Intermediate Extension will be located and proposed to run across lands owned by Mr. Miller. Attorney McDonald stated that owning and operating a nursery of Mr. Miller's nature, has some sensitivity as Mr. Miller operates a portion of the nursery for the growing of Poinsettias. Growing Poinsettias comes with special requirements and needs and are very light sensitive. Attorney McDonald stated that Mr. Miller recently installed a new greenhouse facility that cost over one million dollars to grow Poinsettias. Attorney McDonald qualified that running the proposed roadway, traffic would be directed into this sensitive area. Currently Mr. Miller's property is sheltered, with the implementation of the proposed roadway, the roadway and traffic would be encroaching within the sensitive area of Mr. Miller's property. Attorney McDonald stated that there are many factors to consider and that there may be workable solutions available. Attorney McDonald stated that to his knowledge, the first phase of the proposed plan is being completed. Attorney McDonald inquired if the proposed plan is a done deal?

T. Myers stated that a preliminarily approved land development plan for phase 1 and phase 2 of the proposed plans currently stands.

Attorney McDonald inquired that, while in possession of phase 1 and phase 2, that there is no real chance that the parties will not enter into phase 3. Attorney McDonald stated that his point being, that the opportunity has arose and that monetarily, the parties will be taking advantage of the monetary opportunity.

T. Myers stated that yes, in order to extend the necessary roadway to the necessary point.

Attorney McDonald asked if the only available option to extend the roadway, is near where the current split of the roadways is located, near Harmony Grove Road?

T. Myers stated that there are certainly other options; however, the original thought process was from the theory being that the proposed plans are located in open lands and then less buildings would have to be acquired.

Attorney McDonald inquired if there is possibility for sound and light barriers, for the benefit of nearby property, to be installed within the proposed plans?

T. Myers stated that there is always possibility. Earthing berms with solid fencing and screening on the berms could create such a benefit for nearby property owners instead of a continual maintenance structure.

Mr. Miller stated that his business is still young and that he anticipates green house growth to come. In anticipation of current and future growth, Mr. Miller asked that consideration be given to the elevation of the property and possible changes to the plans to compensate for Mr. Miller's property and future growth.

**Attorney Robert Katherman – Katherman and Perry Law Firm**

Attorney Katherman stated that he is one of the Attorneys representing the developer within the proposed plans. Attorney Katherman stated that his office designed the plans in response to Attorney McDonald's client's concerns. Attorney Katherman stated that currently, a tree line is in place within the proposed area and Attorney Katherman stated that the developer is going to give land to Mr. Miller as well. Attorney Katherman stated that the road on the developer's property will not impact Mr. Miller's land.

Mr. Miller stated that he understands Attorney Katherman's statement; however, Mr. Miller stated that he feels that there will be impact to his property regardless.

**Teena Hittie – Dover Township Resident, 4760 Carlisle Road**

The resident residing at 4760 Carlisle Road stated that she would like to see a wall, or a fence installed within the proposed area to help buffer noise and effects to the local area and the effects to the greenhouse business.

**Local Church Member – Dover Township**

An individual from a local church that will be impacted by the implementation of the proposed plans for a traffic circle voiced his comments. The local church member stated that the church recently installed a thirty thousand (\$30,000.00) dollar paved parking lot within the area proposed for the installation of a traffic circle. The local church member stated that he has heard varying information on the ideas of land swaps during this matter and inquired as to where the plans stand in the form of a time frame for institution of the proposed plans.

T. Myers replied stating that phase 1 is being pursued and this meeting this evening serves to gain input from the residents and Dover Township Board of Supervisors to gain a better idea of how to proceed.

Chairman Stefanowicz informed the residents to please follow presented agendas, prior to Dover Township Board of Supervisors Meetings, to note if and when this topic will be discussed next.

Manager Oswalt added that residents can find the Dover Township Board of Supervisors Meeting agendas on the Dover Township website, prior to every meeting.

With no further business, the meeting was adjourned by Chairman Stefanowicz at 7:00 PM.

Respectfully submitted by: \_\_\_\_\_

Tiffany Strine, Recording Township Secretary