

Dover Township
Planning Commission Minutes
October 6, 2021

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:04 p.m. Members present: Anthony Pinto, Eric Harlacher, Justin Bigham; and alternate Stephen Stefanowicz. Absent with prior notice: alternates Brian Kimball and Mark Miller. Also present: Solicitor John Baranski, Zoning Officer John McLucas, Engineers Terry Myers and Cory McCoy, Recording Secretary, and three citizens.

Chairman Hoffman noted that Mr. Stefanowicz will be an official voting member for tonight's meeting.

I. **Minutes**

Motion by Stefanowicz, second by Harlacher, to approve the minutes of the meeting of July 7, 2021. All members voted aye; motion carried.

II. **Zoning Cases**

None at this time.

III. **Plans**

A. PL-21-2, Mayfield, 2-lot Final Subdivision; R-3 District

No one was present on this plan. Mr. McLucas presented the information. It's a two-lot subdivision in the Tri-Town area. There are many, many outstanding comments that need to be addressed before the Planning Commission actually reviews this plan. Mr. Myers noted that there are no curbs or sidewalks on that street, nor is Mayfield Drive an actual adopted street; it is a private street. There is some curbing on Anita Street. Street improvements might be required. Will the applicant be required to improve the street to Township standards and install curbs and sidewalks? If so, how far? All the way to Anita Street? This is an older development (1950s or 60s), and this is the last undeveloped lot in the subdivision. The problem is trying to fit the plan into the current ordinance, if possible.

If the Planning Commission sees anything obvious or glaring, let Mr. McLucas or Mr. Myers know. They will be working with the applicant to address the outstanding comments. This plan will likely be presented to the Planning Commission in November.

B. PL-21-3, Conewago Road, 3-lot Final Subdivision; Ag District

Ryan Rogers, 2271 Conewago Road, was present on this application. This is in the Ag zone, and they are subdividing two additional lots (each about 1.5 acres) from the large parcel. Mr. Rogers and Chairman Hoffman agree that the subdivision area will be on the least productive agricultural soil. The existing lots were subdivided in the mid-1980s. There are many outstanding comments. There is no parcel history on the plan, which must be included before plan approval. Another issue is the alignment of two property lines. The requirement is that the lots must be perpendicular to the road frontage. Is this possible? Or might a waiver be forthcoming? This plan will also likely be presented to the Planning Commission in November.

Mr. McLucas reported that the applicant did submit a planning module, and Mr. McLucas would like to have authorization to have this signed to start the process. **Motion** by Harlacher, second by Pinto, to authorize Mr. McLucas to sign the planning module (4A) and forward same to DEP. All members voted aye; motion carried.

IV. **Other Business**

Public comment – Wayne Myers, 3850 South Salem Church Road, has another proposal for his farm. He would like to transfer a parcel to his son and family; this lot is already included in the Ag Preservation program. He would like to transfer/sell a lot of ten acres to his neighbor, Kerry Warner. Is this feasible? It's against the ordinance requirements. It either has to be less than two acres OR subdivide 25 acres OR 5 acres special exception use.

There might be a zoning update next year. Mr. McLucas may be requesting that the Township look at identifying a farmette. Chairman Hoffman said that many farmers would be opposed to that change. Discussion was held. Mr. Myers would need a Variance to do what he wants at this point, but that might set an undesirable precedent. Prospects for a Variance approval are not good for Mr. Myers, unfortunately. It is unlikely that the Zoning Hearing Board would approve a request for Variance in this case since there's no real hardship.

Could he subdivide two 2-acre lots? One in one year and one in the next? That would be permitted, we think. He could sell four 2-acre plots (each with a separate subdivision plan) and the dwelling rights would go with those lots. [But then to combine all those lots would be creating a non-conforming lot, which would require a Variance.]

V. **Ordinances**

Common Ownership Merger (COM) – *tabled*

Short-Term Rentals – *tabled*

Tiny Homes – *tabled*

Livestock in Residential Zones --- *tabled*

VI. **Correspondence**

YCPC Development of Regional Significance – Expressway Commerce Center in Manchester Township

YCPC Development of Regional Significance – Routes 30 and 116 convenience market in West Manchester Township

The next meeting will be held on November 3, 7 p.m.

Motion by Harlacher, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:16 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary