

DOVER TOWNSHIP  
**BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**January 24<sup>th</sup>, 2022**

The Dover Township Board of Supervisors for Monday, January 24<sup>th</sup>, 2022, was called to order at 7:02 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors' present were Charles Richards, Steve Parthree, and Michael Cashman. Rob Stone was absent with prior notification Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Charles Rausch, Township Solicitor; Terry Myers, Township Engineer; Michael Fleming, Township Public Works Director; Corey McCoy, CS Davidson, Brooke Scarce, Recording Secretary; and John McLucas, Zoning Officer. There was also 17 members of the public present.

This meeting is being recorded for the purpose of minutes only.

**APPROVAL OF THE BOARD OF SUPERVISORS WORK SESSION MINUTES FOR JANUARY 10<sup>TH</sup>, 2022**

**APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR JANUARY 10<sup>TH</sup>, 2022**

**Motion** by S. Parthree and seconded by M. Cashman to approve the Work Session and Regular Meeting Minutes from January 10<sup>th</sup>, 2022, Meeting, as presented. **Passed** with 4 ayes.

**TREASURER'S REPORT**

**APPROVAL OF THE JANUARY 21<sup>ST</sup>, 2022 WARRANT IN THE AMOUNT OF \$337.22 (LIQUID FUELS)**

**APPROVAL OF THE JANUARY 24<sup>TH</sup>, 2022 WARRANT IN THE AMOUNT OF \$265,178.06**

**Motion** by C. Richards and seconded by M. Cashman to approve the above referenced warrant totals. **Passed** with 4 ayes.

**PUBLIC COMMENT**

Bob Snyder from 1745 Temple School Road stated he had concerns about the Solar Project. Bob Snyder wanted to know why the residents of the Township were not notified about the ordinance change that happened in March. He also questioned if we could delay the Solar Project.

C. Rausch stated that the Board can not delay a zoning application, it must go through the Zoning Hearing Board process.

Bob Snyder questioned why we couldn't make a new ordinance.

BOARD OF SUPERVISORS MEETING MINUTES FOR JANUARY 24<sup>th</sup>, 2022

C. Rausch stated the Solar Project would be grandfathered under the new ordinance that was created in March, creating a new ordinance would only be valid for new permit applications going forward.

Bob Snyder questioned who is responsible for pollution that the solar panels radiate.

C. Rausch stated there has to be some indication that there is pollution happening, if there is, it would all upon the Pennsylvania Department of Environmental Protection to address the matter.

Mary Hamme, a resident of the Dover Township questioned if Enel goes bankrupt, who covers the cost of the removal of the solar panels.

C. Richards stated there is a bond that renews every five years, adjusted for the costs associated with the panels removal. This bond amount would be reviewed by the Township Engineer to ensure the value is acceptable

J. McLucas stated there are two bonds required; one bond with the Township and one with the landowner.

Mary Hamme questioned if there is a fire due to the solar panel, who is responsible for the damage that the fire could cause.

C. Rausch stated it would fall back on the insurance company as well as the solar energy company if they were the cause of the fire.

Mary Hamme stated the only people are benefiting from this project are the landowners and the solar company.

Marie Mcineary from Salem Run Road questioned the procedure the solar company has to go through to be able to start the project.

C. Rausch stated if they get approval from the Zoning Hearing Board, they would then move on to get land development approval. They would also need to meet all the subdivision and land development ordinance requirements, which would be reviewed by the Dover Township Planning Commission, the York County Planning Commission and Board of Supervisors.

Marie Mcineary questioned after all the steps of permit application have been completed, when is there an opportunity for the residents to voice their concerns.

C. Rausch stated the residents would have to attend a Planning Committee meeting or a Board of Supervisors meeting.

Marie Mcineary questioned where we advertise information within the Township that is changing.

C. Rausch stated the Township posts the information on the website and in the newspaper.

Manager Oswalt stated the Township had a Zoning Ordinance revision in 2015 which was a comprehensive re-zoning and was advertised and posted on the website. That same ordinance from 2015 had alternative energy provisions in it, including solar provisions. Under state law local governments are required to plan for all types of uses. The ordinance that was passed in 2015, did not have as many protections for the residents, which is why the ordinance was revised in 2021.

Pat Mcineary questioned if the solar company would be using the abandoned power line that fed 3-mile island.

Manager Oswalt stated the power line is not abandoned; it is a main line that has capacity to operate the Solar Project due to 3-mile island not functioning.

Pat Mcineary questioned if the height of the solar panels is going to be 25 feet.

J. McLucas stated the maximum height is 25 feet.

Pat Mcineary questioned if it is determined that the real estate value of properties are negatively impacted is the Township liable.

C. Rausch stated if it is approved, it would be a permitted use in the areas. The Township would not be liable.

Eileen Pizza from 1735 Temple School Road stated this solar project is not going to give this township or the county that much revenue.

## **ENGINEER'S REPORT, T. MYERS**

### **Danielle and Willapa Drainage Cost Estimates Revised.**

T. Myers stated we had received a petition from some of the property owners in regard to stormwater management. There are several property owners that would need to be willing to participate in the project that did not sign the petition. For the Township to move forward we need all the property owners to be willing to work with the Township on a resolution.

S. Stefanowicz questioned how many total signatures we will need from the property owners.

M. Fleming stated there is a total of 11 property owners that need to sign the petition.

**Board Consensus**, was to not move forward with the project unless all of eleven property owners were willing to work toward a resolution. The property owners that were involved with the petition will be notified by the Township of this decision.

### **Discussion regarding additional costs associated with the Bridges 1, 2, and 9 engineering.**

T. Myers stated there was \$14,000.00 in extra work that was completed to Bridge 9. CS Davidson is requesting a portion of the total amount for the extra work that was completed.

Manager Oswalt stated that CS Davidson had to provide right of way plats for temporary and permanent easements which were outside the proposal costs.

C. Richards stated he would like to get a total cost before making a decision.

S. Stefanowicz questioned if there was a compromise.

T. Myers stated he can discuss the situation with CS Davidson and come to the next Board meeting with an update.

S. Stefanowicz asked for an update on the Harmony Grove Road intersection.

T. Myers stated he has been in contact with the traffic engineer in order to put together the materials necessary for presentation to PENNDOT. He needs to follow-up on this matter with the traffic engineer.

## **ZONING OFFICER REPORT, J. MCLUCAS**

### **Approval of Resolution No. 2022-08 Rodgers Planning Module Revision.**

**Motion** by C. Richards and seconded by S. Parthree to approve Resolution No. 2022-08 Rodgers Planning Module Revision, as presented. **Passed** with 4 ayes.

### **Board Feedback on the Planned Residential Development Concept.**

C. Richards stated that he likes that there has to be a certain percentage of commercial and residential zones in the development plan.

J. McLucas stated he is looking for approval to work with the solicitor to create a new ordinance for this project.

S. Stefanowicz questioned why we need a new ordinance just for that project.

J. McLucas stated it is not just for the one project, the ordinance would be applicable to any other parcel of land that meets the requirements of the ordinance. The land is presently zoned commercial, so residential development would be prohibited.

Manager Oswalt stated a Planned Residential Development is a mixed-use development. It mixes residential and commercial together. This ordinance wouldn't only be for this property, it would be for any property that meets certain conditions.

Consensus of the Board was the move forward with creating an ordinance for the Planning Residential Development project for discussion and review.

## **TOWNSHIP MANAGER REPORT, L. OSWALT**

### **Approval of the Land Studies Proposal in the amount of \$235,000 for the Little Conewago Creek Floodplain Restoration Project Design and Permitting.**

**Motion** by S. Parthree and seconded by M. Cashman to approve the Land Studies Proposal in the amount of \$235,000 for the Little Conewago Creek Floodplain Restoration Project Design and Permitting, as presented. **Passed** with 4 ayes.

### **Approval of Resolution No. 2022-07 opposing the Re-Appportionment Draft Maps for State House and Senate Districts.**

**Motion** by S. Parthree and seconded by C. Richards to approve Resolution No. 2022-07 opposing the Re-Appportionment Draft Maps for State House and Senate Districts, as presented. **Passed** with 4 ayes.

### **Update regarding sale of 2001 Pierce Pumper Truck.**

Manager Oswalt stated we could not sell the pumper truck with Fireline due to the fact that they will not sell it through 2<sup>nd</sup> class township regulations, which requires a closed bid process. Our options are to resell the Fire Truck on MunicBid and lower the reserve or sell to a local municipality.

C. Richards stated he would like to attempt to sell the Fire Truck on MunicBid one more time.

Brian Klinger questioned what happens if the Fire Truck does not meet the reserve again.

Manager Oswalt stated the last time we sold a truck that did not meet the reserve the second time advertised, the Board decided to sell the truck at that point, to the highest bidder.

**Motion** by C. Richards and seconded by S. Parthree to approve to sale of the 2001 Pierce Pumper Truck on MunicBid with a lower reserve, as presented. **Passed** with 4 ayes.

## **PUBLIC WORKS DIRECTOR REPORT, M. FLEMING**

M. Fleming reported Doli Construction has been given notice to proceed on January 13<sup>th</sup>. Doli is working with the Friendship Community Church on Fox Run Road for a storage and work area. Controlled Environment Technologies was issued a purchase order to complete the work of the garage air compressor. Our 15-year-old Caterpillar Backhoe needs to be replaced or fixed. A new backhoe would cost \$120,000 to \$140,000 which was not budgeted. Staff is currently reviewing all other options. The Township will be providing a training on March 4<sup>th</sup> for our staff, fire company volunteers, and engineers that work in Dover Township on the ISO rating. This rating is associated with both Fire Services and Water Service capabilities and affects residents' property insurance rates.

S. Parthree questioned how long the Andover project is going to take.

M. Fleming stated the project must be completed by May 2022.

M. Fleming stated the bridge replacement on Baker Road will start on February 10<sup>th</sup> and will be completed by the end of the July. It will be a two-lane bridge.

#### **MS4 UPDATE**

Manager Oswalt stated she is working with Land Studies to submit a grant for \$2 million dollars toward the construction of the Little Conewago Creek Stream Restoration Project located on the border of Dover Township and West Manchester Township. The grant must be submitted by 1/31/2022.

#### **OLD BUSINESS**

None to note.

#### **COMMENTS FROM THE BOARD**

C. Richards stated the Highway Department did a great job with keeping up with the Township roads during the snow.

S. Stefanowicz thanked all the residents who came to the meeting to voice their concerns.

M. Cashman stated the project for the new police station is moving forward. He had a rendering of the new station to be located in Manchester Township available for the public to review.

#### **COMMENTS FROM THE PUBLIC**

Sharon Lamparter from 4280 Nursery Road stated she would like to know if Northern Regional would be able to put a speed sign on Nursery Road due to vehicles going faster than the speed limit.

M. Cashman stated Northern Regional is well aware of the issue and the situation has been highly talked about with the Police Chief and Police Lieutenant. He will follow-up with the Chief on the matter.

**With no further business, Chairman Stephen Stefanowicz concluded the Board of Supervisors meeting at 9:07 PM and the full Board of Supervisors then entered into an Executive Session to discuss personnel evaluations.**

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Recording Secretary