

DOVER TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
February 28, 2022

The Dover Township Board of Supervisors for Monday, February 28th, 2022, was called to order at 7:03 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors' present were Charles Richards, Steve Parthree, Robert Stone, and Michael Cashman. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; Charles Rausch, Township Solicitor; Michael Fleming, Township Public Works Director; Terry Myers, Township Engineer; Corey McCoy, CS Davidson; Brooke Scarce, Recording Secretary; and John McLucas, Zoning Officer (via Teams). There was also 4 members of the public present.

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

APPROVAL OF THE BOARD OF SUPERVISORS MINUTES FOR FEBRUARY 14TH, 2022

Motion by S. Parthree and seconded by C. Richards to approve the Regular Meeting Minutes from February 14th, 2022, Meeting, as presented. **Passed** with 5 ayes.

TREASURER'S REPORT

APPROVAL OF THE FEBRUARY 18TH, 2022 WARRANT IN THE AMOUNT OF \$78,648.40

APPROVAL OF THE FEBRUARY 25TH, 2022 WARRANT IN THE AMOUNT OF (LIQUID FUELS)

APPROVAL OF THE FEBRUARY 28th, 2022 WARRANT IN THE AMOUNT OF \$179,018.63

Motion by C. Richards and seconded by M. Cashman to approve the above referenced warrant totals, as presented **Passed** with 5 ayes.

PUBLIC COMMENT

Carmen Witmer, 6671 Old Carlisle Rd- Hilton Avenue Project by Inch Company.

Carmen Witmer stated she would like the Board to reconsider the Hilton Avenue project and its effects long term. There are going to be residents who will want to downsize in the future but stay in the community. Retirement communities offer homes that will not be towering over the view, as well as walking trails. They will also not impact the school district.

M. Cashman stated that residents within the community have approached the Board about the need of nice, lower income housing.

C. Richards questioned what the height limit is of buildings in the Township.

J. McLucas stated for commercial properties the height limit is 45 feet

C. Rausch stated the Board has to adopt a new ordinance for this project to move forward and that a public hearing will be held prior to the ordinance's passage.

M. Cashman stated that this project is unique due its location. There are other communities around that have these mixed-use developments that blend commercial and residential uses. Honey Run Golf Course is a mixed-use development.

C. Rausch stated the property is 100 acres and it has been marketed for commercial development for 8-10 years.

Manager Oswalt stated one of the challenges with the piece of land is that if we can't find a big enough commercial entity to purchase the whole property. That will lead to the issue of it being subdivided, then the project would be done in sections. This may cause traffic issues since it the project would not be completed at one time. The Bull and Hilton intersection would be significantly improved during this project's development.

Marie McNerney from 6331 Salem Run Road stated she would like the Board to revisit and revise the current solar ordinance to take the following items into consideration:

1. Restrict solar or any renewable energy "utility scale" project to industrial zoned land. Do not allow it on residential or land zoned agriculture. Dover's identity is one of a rural community full of people who have the utmost respect for the land and the wildlife that inhabits in, and these utility projects will definitely have an impact on the Dover community, real estate values, and the environment as a whole.
2. Restrict the distance between the panels and the substation or transmission line to a certain number of feet. Enel stated that current industry standard is that panels can be up to 2,500 feet from the transmission line because they lose their efficiency beyond that. Given the potential technology advances in the renewable energy, this industry standard might increase. If the ordinance stated a 1,000 or 1,500 feet maximum distance, the number of potential land parcels would be reduced, which might be viewed as a positive in the Dover community.
3. Increase the set back limits so the impact to neighboring real estate parcels is reduced and the general aesthetic of the project would improve.
4. Consider requiring the solar or renewable energy utility developer to integrate community areas into the project, such as walking trails, biking trails, open greenspace, dog parks, etc. If they are going to be a part of the community and reap the monetary benefits, shouldn't they be expected to invest in the community?
5. Communicate the process to the residents of Dover and make your decisions with all resident concerns in mind. These ordinances and what is approved will shape what Dover looks like in the future.

ENGINEER'S REPORT, T. MYERS

Authorization to advertise the Small Span Bridge Maintenance Contracts for Bridges 1, 2, and 9.

T. Myers stated the bridge maintenance contract for bridges 1, 2, and 9 has been completed. The plans and specifications have been put together and are ready to be advertised.

Motion by C. Richards and seconded by R. Stone to approve the advertisement of the Small Span Bridge Maintenance Contracts for Bridges 1, 2, and 9, as presented. **Passed** with 5 ayes.

ZONING OFFICER'S REPORT, J. MCLUCAS

PL 21-03-Rodgers 3-Lot Final Subdivision Plan-Conewago Road.

Grant Anderson from Site Design Concepts stated there is roughly 104 acres with an existing farmhouse and the land is currently being farmed. The Rodgers are proposing to subdivide 2, 1.5 acre lots on the southwest corner of the farm. The Department of Environmental Protection has approved for on lot well and septic for the subdivision. The Rodgers are asking for 5 waivers; Requirement of a separate preliminary plan, north shall be oriented straight up on page, Plan scale no smaller than 1" = 100', mill and pave to the centerline of the road, and lot lines shall be approximately right angles.

C. Richards stated he has concerns if they go build homes on the lots, are they going to fix the road if it is destroyed.

Grant Anderson stated if the road is destroyed during construction they will come back and fix it.

J. McLucas stated it would be required in the highway occupancy permit.

M. Fleming stated when the plan was submitted in October, there was concerns about the site distance based upon the speed limit for that section of road.

Grant Anderson stated they do not need site distance for the location of the driveways. That section of Conewago Road in Dover Township is not posted, since it is not posted, by default the speed limit is 55 miles per hour. Looking to the left of the driveways the site distance is 900 feet and looking right out of the driveways is 250 feet. You can see to the intersection where the speed limit is posted at 30 miles per hour.

M. Fleming questioned why they did not apply for a waiver of modification. The Township has denied access to lots in the past because they did not meet the site distance requirements.

T. Myers stated it all based on reaction time and its calculation off of a standard formula. The reaction time is when the person is going the correct speed limit.

C. Richards questioned what happens if there is an accident on that section of the road.

C. Rausch stated that if an engineer is telling them, it meets the site distance requirement, the Board would be better off granting a modification or a waiver.

Grant Anderson stated his company was out on site and did a survey which he felt met the necessary requirements.

C. Richards stated he would like to see a traffic study to reduce the speed limit completed by the applicant and if necessary, the proper signage posted at their expense.

T. Myers stated the traffic study would easily recognize that the speed limit should be lower than what's posted.

J. McLucas stated if they submit a building permit for the highway occupancy permit, they might not be able to grant the highway occupancy permit, unless they feel there is a justifiable waiver.

T. Myers stated if the Board wants to go through with the waiver process, they could qualify it as a special condition because the changes within the required site distance.

C. Rausch questioned what the waiver is for.

T. Myers stated the waiver would be for the site distance. If the Board grants the waiver for the site distance based upon the circumstance, they would not be required to meet the site distance based up 55 miles per hour.

M. Fleming stated the traffic study would be the best option.

Motion by R. Stone and seconded by S. Parthree to grant the 5 five waivers, A through E as outlined in the Engineer's letter, as presented. **Passed** with 5 ayes.

Consensus of the Board was that the Rodgers will have to conduct a traffic study.

Grant Anderson stated the comment talks about adding drainpipes that cross under Conewago road which was completed. Then add 20 foot wide drainage easement from the culvert along Conewago Creek.

Motion by C. Richards and seconded by R. Stone to approve the PL 21-03-Rodger 3-Lot Final Subdivision Plan, as presented with a condition to add a 20 by 25 foot additional stormwater right away off of each culvert and the requirement to conduct a traffic study for the speed limit, as presented. **Passed** with 5 ayes.

TOWNSHIP MANAGER REPORT, L. OSWALT

Approval of the Amendment to the Eagle View Park Phase I Park Improvements Consultant Agreement with YSM Landscapes Architects in the amount \$14,200

Motion by S. Parthree and seconded by R. Stone to approve the Amendment to the Eagle View Park Phase I Park Improvements Consultant Agreement with YSM Landscapes Architects in the amount \$14,200, as presented. **Passed** with 5 ayes

PUBLIC WORKS DIRECTOR REPORT, M. FLEMING

Approval of the SSM Proposal for Construction Observation Services on the Andover Utility Replacement Project.

Motion by C. Richards and seconded by S. Parthree to approve the SSM Proposal for Construction Observation Services on the Andover Utility Replacement Project, as presented.
Passed with 5 ayes

MS4 UPDATE

Next Joint MS4 Public Education Session April 20th at Manchester Township.

OLD BUSINESS

None to note.

COMMENTS FROM THE BOARD

R. Stone stated DEP gave the Sewer Authority a quote of \$2-3 million for a generator to put installed at the Wastewater Treatment Plant. The generator is not mandatory yet but will soon be enforced.

M. Cashman stated several other municipalities have donated money to the Northern Regional Police Department for plate reader that will be installed in vehicles.

COMMENTS FROM THE PUBLIC

Jared Witmer from 6671 Old Carlisle Road questioned why we don't have very many businesses in Dover Township.

Manager Oswalt stated some of the issues we run into is that Carlisle Road is very congested and PennDOT approves or denies the permits for the businesses depending on the traffic.

With no further business, Chairman Stephen Stefanowicz concluded the Board of Supervisors meeting at 8:22 PM and the full Board of Supervisors then entered into an Executive Session to discuss personnel evaluations.

Respectfully submitted by: 

Brooke Scarce, Recording Secretary