



Dover Township
Planning Commission Meeting
Wednesday, June 1st, 2022
at 7:00 PM

AGENDA

- I. Call to Order
 - a. Pledge to Flag
 - b. Roll Call
- II. Approval of Minutes from May 4, 2022 Meeting.
- III. Plans for Consideration:
 - a. Proposal to enroll 2.49 acres & 3.15 acres into Agricultural Security on parcels 42-IE-36 (Paradise Township) & 33-IF-59A (Jackson Township), respectively. This would bring the total Ag Security Area in Dover Township since 1988 to 7,101.50 acres, more or less.
 - i. **Note:** These properties are primarily located in Paradise & Jackson Township. They were enrolled in Ag Security in 1990 & 2013 in their respective Townships, but a small portion of the farmland is also located in Dover Township and was never entered. Both farms are applying for Preservation & Conservation Easements and the smaller portions in Dover Township need to be added to finalize their applications.
 - b. PL 22-2 - 1700 Palomino Road – 2-Lot Final Subdivision Plan – Palomino Road – R3 District
 - i. Comments from CSD Enclosed
 - c. PL 22-4 - Seasons Phase II – 52 Single Family Dwellings Units - Final Subdivision Plan – R3 District
 - i. Comments from CSD & PWD Enclosed
 - d. PL 22-5 - Donwood Phase IIB – 54 Single Family Dwelling Units - Revised Preliminary Plan
 - i. Comments from CSD & PWD Enclosed
- IV. Zoning Hearing Cases: None – *the 11/17, 12/15, 1/19, 2/16, 3/16, 4/20, and 5/18 ZHB case for a Principle Solar Energy System (PSES) has been continued to June 15, 2022 at the Dover Area Middle School – 46 W. Canal Road. Testimony and closing arguments concluded at the 5/18. ZHB intends to render a decision on 6/15.*
- V. Other Business
 - a. Members of Public (limited to 15 minutes/person)
- VI. Ordinances for Discussion
 - a. Planned Residential Development (PRD)
 - i. A joint meeting was held 6/28/21 with the Board of Supervisors, Planning Commission, and Industrial & Commercial Development Committee (ICDC). Several PRD sites were visited and an overview from HRG & staff was provided for discussion on 2/2. Staff has developed a draft of this ordinance and provided to the PC for review. A Special Meeting will be held on June 8 at 6pm for the Planning Commission to review and comment on the proposed ordinance.
 - b. Common Ownership Merger (COM) – Staff is currently working on the development of this ordinance.
 - c. Short-Term Rentals
 - i. A planning document from Lancaster County was provided at the 3/3/21 and 12/1/21 meeting. A proposed ordinance from Warrington Township has been reviewed by the Planning Commission on 5/4. A final draft has been provided for final review & consensus.
 - d. Tiny Homes – tabled. A Tiny House document by MPL-Law has been provided for future discussion.
 - e. Livestock in Residential Zones - tabled
- VII. Correspondence:
 - a. YCPC Development of Regional Significance, Hines-York – Dover Twp
 - i. Greater than 1,000 vehicle trips/day
 - ii. Warehouse over 100,000 SF of building floor area
 - iii. Development with 300 or more parking spaces
- VIII. Next meeting:
 - a. Wednesday, June 8 at ~~7 PM~~ **CORRECTION 6PM** (Special Meeting – PRD)
 - b. Wednesday, July 6 at 7 PM. (Regularly Scheduled Meeting)
- IX. Adjournment