

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
June 27th, 2022**

The Dover Township Board of Supervisors Work Session for Monday, June 27th, 2022, was called to order at 6:01 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Stephen Parthree, Chuck Richards, and Michael Cashman. Robert Stone was absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Zoning Officer, Terry Myers, Township Engineer; Corey McCoy, CS Davidson, Charlie Rausch, Township Solicitor and Brooke Scarce, Recording Secretary. There were 8 members of the public present.

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

Draft Planned Residential Development Ordinance

J. McLucas stated that several months ago at a Board Work Session, staff did a presentation on a Planned Residential Development. There are other properties in the Township that were developed as a mixed use, one of them being Honey Run Golf Course as well as Ashcombe Farms/Giant Complex. The paperwork that was provided in the Board packet included comments from the Planning Commission. Early on there was discussion about tying down a percentage of commercial property for use to be developed in conjunction with residential use.

C. Richards stated he is concerned a builder will develop the residential components, but not implement the commercial development. A portion of the commercial development should be required to be completed with the first phase of the development.

Joe Eisenhauer from Inch and Company stated if you skip ahead to page 7 under uses permitted, from the prospective of a developer and based off of what is currently written, it narrows down the options of what could be built on the property.

J. McLucas stated there was a comment from one of the Board members on the Planning Commission that was absent.

Joe Eisenhour questioned if a gas station would be considered a service station. He has also been approached by a company for the commercial use of a sports complex.

S. Parthree stated the Township is not looking for a sports complex. The Township is looking for a mixed use of houses or apartments that would allow those residents to walk to a barber shop, restaurant, or bank.

J. McLucas stated we are supporting the demand of living, working, and shopping. Going through the ordinance there was no comment on section 21-1301 which is the purpose of the ordinance. Section 21-1302 is the general requirement for a Planned Residential Development.

C. Rausch noted the Municipalities Planning Code allows the Board of Supervisors or the Planning Agency to review and approve a Planned Residential Development.

J. McLucas recommended that the ordinance should get reviewed by the Board of Supervisors.

Manager Oswalt stated the Board has discussed this in a previous meeting and concurred that they should make the decision on the plan.

S. Parthree questioned why the word contiguous was crossed out.

J. McLucas stated it was a recommendation from the Planning Commission, the concern was to limit multiple property owners from developing a project. The original acreage was at least 100 but then it dropped down to 25 acres. Section 27-1304 is the application for tentative approval which was noted that the developer would not be filing a final subdivision plan, it would be its own process.

T. Myers stated if there is a preliminary plan, then it would be broken down into phases. The developer would still follow the subdivision/land development requirements, but would fall under the Planned Residential Ordinance.

Joe Eisenhour questioned if he would have to get the tentative approval before submitting the preliminary plan.

J. McLucas stated there would have to be tentative plan submitted, then the Board would agree or disagree to overall layout concept, then a final plan would be submitted with conditions.

Joe Eisenhour questioned if there is sewer capacity available.

J. McLucas stated the interceptors are planned to be upgraded to a 60-inch line.

Manager Oswalt stated the 60-inch line was upgraded from Hilton Avenue in Conewago Township to the Wastewater Treatment Plant.

T. Myers stated that section 21-1304 there should be a feasibility schedule for water and sewer in the first phase.

C. Richards questioned if an HOA would be created for the development.

Joe Eisenhour stated that the development would be managed under an HOA.

J. McLucas stated there was no discussion about section 27-1306 and 27-1307. Section 27-1308 outlines the permitted uses. The example of uses covered both commercial uses and residential uses in the Township.

C. Richards questioned if there has been any discussion about a sit-down restaurant.

Joe Eisenhour stated there has not been much discussion on what could potentially go onto the property until the ordinance is approved.

Manager Oswalt stated that in Bucks County there was a mixture of different shops.

T. Myers stated you want to be consistent with what is already in place from the Zoning Ordinance.

J. McLucas stated the list is based on reviewing what is already in place and visiting other sites. If there is anything not on the list that needs added in the future, a text amendment could be proposed.

J. McLucas stated that section 27-1309 explains the maximum dwelling units and section 27-1310 explains the mix of housing types that are allowed on the property.

Justin Bigham from the Planning Commission stated that in the requirements, there should be three mixed types. There was a spreadsheet created that is interactive which he presented. He is concerned about the mixture and suggested the Board members use the spreadsheet to examine how the mixture changes based on dwelling type percentages.

J. McLucas stated that section 27-1311 explains the additional standards.

S. Stefanowicz questioned if 25 feet of the right of way is standard or if that is being proposed for this ordinance.

T. Myers stated access roads do not have setback requirements because there is not a right of way associated with it. Private roads have setbacks, just like public streets.

J. McLucas stated the wording can be changed to right of way or access road.

T. Myers stated there should be wording stating it needs to be a certain amount of feet from the center line of the access road.

With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 6:56 PM to be followed by the regular Board of Supervisors meeting at 7:00 PM.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Recording Secretary