

DOVER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
July 25th, 2022

The Dover Township Board of Supervisors Work Session for Monday, July 25th, 2022, was called to order at 6:04 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Robert Stone, Chuck Richards, and Michael Cashman. Stephen Parthree was absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Zoning Officer, Terry Myers, Township Engineer; Cory McCoy, CS Davidson, Charlie Rausch, Township Solicitor and Brooke Scarce, Recording Secretary. There were 3 members of the public present.

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

Draft Planned Residential Development Ordinance

Picking up on the reviewed draft Ordinance from the last Board Meeting, J. McLucas stated there was no comment from the Board on section 27-1312 and 27-1313. There was a change in section 27-1314 from “gross tract area” to “lot area” as lot area is already defined in the Zoning Ordinance.

M. Cashman questioned how this is different compared to a one big development.

J. McLucas stated there is a provision that shows a calculation of the open space which cannot include stormwater retention areas unless it is incorporated in the design. Section 27-1315 outlines the enforcement and modification of the plan. This section explains property owner rights as well as responsibilities once the plan is active. Section 27-1316 states the violations that the Township may enforce at any given time. There are some issues that may need to be incorporated in the ordinance based on other site visits.

Manager Oswalt stated based off of HRG Memo previously provided to the Board, there are several items the Board needs to provide direction for inclusion in the final draft: They include: Pedestrian Design Approach, Open Space Design Parameters, Community Green, Vertical Mixed Uses, Architectural Design Standards, Gateways and Focal Points, Mix of Residential Product, Mix of Non-Residential Product, Minimum Provisions, Block and Street Layout, and Parking and Pedestrian Improvements.

J. McLucas stated the Board does not have a preference on the exterior design. There is not a lot of commercial zoning available remaining in the Township and there are some concerns. The ordinance was drafted to lay out the tentative approval process. Within the tentative approval process, the developer would be locked into a plan showing what the architectural design standards would be within the concept plan.

Joe Eisenhower stated in most of his past projects, it was the developer’s responsibility to design the architectural components that were then reviewed by the Township Staff.

Manager Oswalt stated the Township can approach HRG with the drafted ordinance for them to make recommendations.

C. Richards questioned what would be built first.

Joe Eisenhower stated the roads would be established first. Followed by building the single-family homes. While the single-family homes are being built, the process of building the multifamily homes would commence.

J. McLucas stated it can be built as a phased project and noted on the preliminary plan. There is currently nothing in the draft ordinance that states how much of the residential section needs to be built before moving forward to the commercial side of the project.

C. Richards questioned if finding tenants for the commercial properties would be difficult to find depending on the location.

Joe Eisenhower stated it is difficult, but it is not impossible. The drafted ordinance is open ended and has tenant regulations but not overbearing tenant regulations.

Manager Oswalt stated the property that is for sale is a big parcel, but the minimum acreage is 25 for a Planned Residential Development. Therefore, the ordinance has to be crafted with all of these sites in mind.

M. Cashman questioned if there could be a timestamp. As soon as the last residential property has been built, give a deadline as to when the commercial properties have to be built.

J. McLucas stated that something like that becomes an enforcement nightmare.

Joe Eisenhower stated he is only one developer who is trying to execute on the drafted ordinance, but everything that has been stated is not unreasonable.

Manager Oswalt stated the Board needs to agree on the elements from the previously mentioned Memo that they would like to see incorporated into the final draft.

J. McLucas stated the biggest items that need to be discussed is the amount of commercial usage versus residential usage, and a list of what can and cannot be built.

T. Myers stated there are recreational requirements that need to be met just for the residents of the development, which will be part of the homeowner's association.

Manager Oswalt stated that from the discussion, the Board would like connectivity. If there is an option to connect into other developments or trails, the Township would like to see that happen.

J. McLucas stated it would make sense to incorporate language in the General Requirements or the Tentative Approval process sections to state that the applicant must show how they are going to meet the requirements from the list provided by HRG. From the Board's review of the HRG items 1-12, it was determined we are keeping items 1-3 and 4-12 and striking out item 4 (Vertical Mixed Use).

The Board directed staff and Solicitor Rausch to meet with Tim Staub of HRG and representatives of Inch to work through the items noted above for the final ordinance.

With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 6:50 PM to be followed by the regular Board of Supervisors meeting at 7:00 PM.

Respectfully submitted by:  _____

Brooke Scarce, Recording Secretary