

Dover Township
Planning Commission Minutes
July 6, 2022

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Eric Harlacher, Justin Bigham, Mark Miller, and alternates Stephen Stefanowicz and Monica Love. Also present: Solicitor John Baranski, Zoning Officer John McLucas, Engineers Terry Myers and Cory McCoy, Recording Secretary, and eight citizens.

I. **Minutes**

Motion by Bigham, second by Miller, to approve the minutes of the regular meeting of June 1 AND the special meeting of June 8, 2022. All members voted aye; motion carried.

I. **Other Business** (moved to this point in the meeting to accommodate the public)
Public comment

Shonna Terroso, REAC, presented information on real estate and housing trends in the area. In 2021, York County had the highest number of home sales in its history. Of note, that number nearly doubled from the previous ten years. In Dover Township, 395 homes were sold in 2021. Median home sale prices have increased significantly in the last few years. New home construction has not kept pace, partly due to the costs associated with construction materials and labor issues. Regulation significantly elevates the cost and time needed to build a new house. Interest rates affect all these numbers, too, of course. Higher home prices and higher interest rates are increasing mortgage payments, and sometimes those higher prices are simply unaffordable. Demand for home purchasing is in suburban and rural areas.

II. **Zoning Cases**

A. None this month. The Special Exception case for a PSES was approved with conditions on June 15; written decision was distributed on June 30. Chairman Hoffman noted that eventually the Planning Commission will likely review a land development plan for the PSES. It is unknown if any party has appealed this decision yet.

III. **Plans**

A. PL 22-7, Wayne Myers 2-lot final subdivision plan, South Salem Church Road, Ag District

Lee Faircloth, Gordon L. Brown Associates, was present on this 2-lot subdivision on South Salem Church Road. The total farm is 113 acres, and the applicants would like to subdivide the farm into two smaller farms using South Salem Church Road as the natural subdivision line. No building is planned. Both farms will remain in agricultural use. On-lot sewage and water supply. This farm is outside the growth area identified by the Township. How about the easements for Ag Preservation? No building rights are associated with the ag preservation inclusion, so Lot 2 will always be unbuildable.

C. S. Davidson's letter dated June 30, 2022, was reviewed. Outstanding items: 1, engineer's signature and seal (§22-501.2.F); 2, owner's signature (§22-501.2.H); 3, GIS disk (§22-601.2.A); and *add the waiver* to the cover sheet.

On item 8, Mr. McLucas reported that the recreation commission asks that Mr. Myers identify a pedestrian access easement along the creek, to join the property to the nearby HOA developments. The idea is to have a pedestrian trail area that runs through several developments and the surrounding area. Mr. McLucas isn't quite sure how wide the easement would need to be. This whole trail idea is in the planning stages. Applicant Mr. Myers wonders how the walking trail will be made suitable for walking, since it's pretty wet in that area. He'd like to have much more information before he agrees to designate an easement for a pedestrian trail. He's not saying yes or no right now. Fair enough.

Waivers are requested for required cartway on South Salem Church and Emig Mill Roads (§704.B). **Motion** by Harlacher, second by Miller, to recommend approval of the waiver request for Section 704.B, cartway width on South Salem Church and Emig Mill Roads. All members voted aye; motion carried.

Motion by Harlacher, second by Pinto, to recommend approval of the Final Subdivision Plan of Wayne E. and Susan M. Myers, subject to the satisfactory resolution of the following open items: 1, 2, 3, and add the waiver to the cover sheet. All members voted aye; motion carried.

Motion by Harlacher, second by Miller, to authorize the Planning Commission Secretary to sign Section D of the Non-Building Declaration. All members voted aye; motion carried.

B. PL 22-6, Bupp McNaughton Phase III final subdivision plan; 16 single-family semi-detached units on Bull Road; R-1 District; Age Restricted community

Lee Faircloth, Gordon L. Brown Associates, was present on this plan. The preliminary plan for this was in 2018. Phase I was completed recently. Phase II was conditionally approved. Phase III is before the Planning Commission tonight. Mr. Myers reported that everything in Phase III is in accordance with the preliminary plan.

C. S. Davidson's letter dated July 5 was reviewed. Outstanding items: 1, GIS disk (§22-501.2.A); 2, engineer's signature and seal (§22-501.2.F); 3, § owner's signature (§22-501.2.H); 4, HOA documentation approval by Township Solicitor (§22-602.1); 5, dedication of recreation land or fee in-lieu-of (§718.1); 6, public improvements security (§1201.1); 7, address all comments by the Public Works Director; 9, the manhole number provided by the Township should be reflected on profile sheet 9 of 16; 10, the sewer lateral detail provided should be revised to remove the duplicate depth of cover dimension and text overlap; 11, the proposed waterline connection to Faire Wynd Phase 3 shall be shown on the plans in accordance with the as-builts. The tie-in location should be outside of the cartway; 12, include the Bayard Drive and Rembrandt Drive profiles within the plan set showing the proposed water main installation with Phase III; 13, a detail of the proposed valve clusters shall be provided on the plans. The details should indicate where the main is to be capped and whether the valves need to be restrained; and

14, the waterline stub adjacent to Phase 2 was relocated to the south side of the street during construction. The plans shall be updated to reflect this change.

Mr. Miller noted that white ash trees are proposed, and that's not a good choice. He recommends that the developer "do it right" and make better choices in tree proposals. So noted. Attorney Baranski requested that Mr. Miller review the ordinance suggestions for street trees and make some recommendations to change the wording. He will happily do so.

Motion by Harlacher, second by Pinto, to recommend approval of the Final Subdivision Plan of Faire Wynd Associates for Phase III, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, and 14. All members voted aye; motion carried.

IV. **Ordinances**

None to discuss this month.

V. **Correspondence**

Nothing at this time.

Was there any action on the traffic safety issue? Discussion was held, per Mr. McLucas.

Is everything that is installed and inspected (in developments, etc.) (to which Mr. Myers always refers!) in some sort of visible system? Yes. Fear not.

Thanks to Mr. McLucas for providing the presenter on the real estate market, etc. Very helpful. The only thing lacking was information on multi-family dwelling units. What's the Planning Commission/Township supposed to take from that information?

The next meeting will be held on Wednesday, August 3, 7 p.m.

Motion by Harlacher, second by Miller, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary