

Dover Township  
 Planning Commission Minutes  
 August 3, 2022

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:10 p.m. Members present: Anthony Pinto, Eric Harlacher, Justin Bigham, and Absent with prior notice: Mark Miller and Monica Love. Alternate Stephen Stefanowicz was also absent. Also present: Solicitor John Baranski, Zoning Officer John McLucas, Engineers Terry Myers and Cory McCoy, Recording Secretary, and seven citizens.

I. **Minutes**

**Motion** by Harlacher, second by Bigham, to approve the minutes of the meeting of July 6, 2022. All members voted aye; motion carried.

II. **Zoning Cases**

A. None this month.

III. **Plans**

A. PL 22-11, Hake 3-lot Consolidation plan; Bull Road; Conservation District Joshua Leshner, 420 West Main Street, New Bloomfield, Pennsylvania, was present on this request to consolidate lots on Bull Road. Mr. McLucas reported that the current owner purchased these parcels about a year ago. The applicant would like to consolidate the three lots; this would be a good example of a Common Ownership Merger. Essentially, they're combining the lots and removing the interior lot lines. There are minimal comments and details on this to keep costs down since it is a simple procedure. YCPC comment letter dated July 21, 2022, and a memo from John McLucas dated July 28, 2022, were reviewed. Open items from the YCPC letter: 2, engineer's signature/seal (Section 22-501.2.F, and 22-601.2.M); 3, notarized signatures of the owner (Sections 22-501.2.H and 22-601.2.D); 4; revise Zoning Data to include the correct zoning information (Section 22-501.2.N and Section 22-601.2.D); open from Mr. McLucas's letter: 4, access easements should include Book/Page references.

**Motion** by Harlacher, second by Bigham, to recommend approval of the Hake plan subject to the satisfactory resolution of all open items from the YCPC letter (2, 3, and 4) and the memo from John McLucas (4). All members voted aye; motion carried.

B. PL 22-8, Strine 3-lot Final Subdivision plan; Crone Road; Conservation District

Todd Lyons, 213 Glenwood Road, Dillsburg, was present on this application for configuring three existing parcels into three useable lots. Original lots are all buildable lots that were created back in the 1970s. The reconfiguration makes these lots better suited to building.

Regarding the ROW issue, the applicant would like to match the existing ROW (50') found in the rest of the developments in the area rather than make it 60'. This makes sense to the engineers and the Planning Commission members. If the applicant

would like to request a waiver, that is an option. Tonight Mr. Lyons requested a waiver of Section 704.B to permit the ROW to be 50' not 60'.

**Motion** by Harlacher, second by Bigham, to recommend approval of the Strine waiver request for the ROW width. All members voted aye; motion carried.

The C.S. Davidson letter dated July 28, 2022, was reviewed. Open items: 1, GIS disk (Section 22-501.2.a); 2, owner's signatures (Section 22-501.2.H); 3, PADEP code number added to plan (Section 22-602.2.L); 5, sight distance requirements for driveways shall be in accordance with PennDOT regulations, 67 PA Code Chapter 441, "Access to and Occupancy of Highways by Driveways and local Road" (Section 708.2); 7 [added] remove steep slope designation; and 8 [added] add waiver request information to the plan.

**Motion** by Bigham, second by Harlacher, to recommend approval of the plan for Strine, subject to the satisfactory resolution of the following open items from the C. S. Davidson letter dated July 28, 2022, referred to above: 1, 2, 3, 5, 7, and 8. All members voted aye; motion carried.

C. PL 22-10, Mavis Discount Tire Store; 6,700 SF Retail Sales Consolidation and Land Development plan; Carlisle Road; Commercial District

PJ Melocheck, 950 East Main Street, Schuylkill Haven, was present on this plan. The applicant is purchasing two properties, consolidating them, removing some structures, and constructing a Mavis Tire Store.

Mr. McCoy noted that an adjacent neighboring business has an existing easement for parking for that business. That easement will be dissolved with this proposal. The Township must make sure that it is not creating a non-conforming situation if this proposal is approved. Details will be checked.

The access drive will line up with the Giant driveway across Route 74. Operations will be centered on tires, with service for tire-related items, oil changes, brakes, and state inspections. Hours of operation, Monday through Sunday, 8 a.m. to 5 some days and 8 to 6 p.m., other days. Mavis would be the tenant. There will be no outside storage. Box truck delivery daily to deliver tires. No tractor trailer deliveries.

Problem: it is labeled a retail use, but it should be identified as vehicle service. Parking should be 3 vehicles for each bay, plus one per employee, plus customers. There should be additional parking identified, depending on the number of employees.

Two waivers are requested: Section 19-301.11, setback requirements for stormwater management facilities; and Section 22-502.5, environmental impact assessment report (this modified waiver request would be to permit the applicant to obtain this report in-house rather than have a third party perform the service). The applicant verbally requested the modified waiver tonight.

Mr. Pinto was quite concerned about the traffic turning left out of the Giant parking lot across the road from the Mavis site. Enough people make a left out of Giant to warrant looking at the issue. PennDOT might designate 'no left turn' onto Route 74, but that remains to be seen. Discussion was held on how to solve that problem. Mr. Melocheck said that the applicant has asked to purchase the narrow strip of land that

would permit them to access Palomino Road at the traffic light, but so far, no luck. Mr. Pinto does not think that placing those driveways across from each other is good planning.

**Motion** by Harlacher, second by Pinto, to recommend approval of the waivers requested by Mavis Discount Tire Store for these sections: 19-301.11 and 22-502.5 (done by an in-house person, not a third party). All members voted aye; motion carried.

C. S. Davidson's letter dated August 3, 2022, was reviewed. Outstanding items: General Comments 1, will the removal of the access/parking easement create a non-conformity for the adjacent parcel 145G?; 2, show the operation and maintenance responsibilities for all BMPs on GR-1 of the land development plans; and 3, an 18" grass strip shall be provided between the proposed curb and sidewalk along Carlisle Road; Zoning Comments 1, the proposed use of the lot shall include 'vehicle services'; 2, parking requirements for vehicle services shall be calculated and provided in addition to the parking requirements for the proposed retail use (Section 27-703); and 3, indirect light glare shall not exceed 0.3 foot candles onto adjacent properties (Section 27-509.1.B); and SALDO 1, *info only*, any subdivision or land development which contains no more than five lots or prospective dwelling units may be reviewed and acted upon as a Final Plan without the necessity of a prior preliminary plan (Section 22-304). The waiver request for preliminary plan submission shall be removed from the cover sheet of the plans; 2, GIS disk (Section 22-501.2.A); 3, owner's signature (Section 22-501.2.H); 4, include the following on the site data table: allowable: minimum lot depth, and proposed: maximum lot depth (Section 22-501.N); 5, add note to the plan stating: the buffer planting strip shall block 50% of the view at eye level through the use of trees and shrubs at the time of planting; 6, indicate the wellhead protection areas and list restrictions in Zone 3 (Section 22-5012.GG); 7, the applicant shall execute a planning module for land development (Section 22-502.2) and the PA DEP code number referencing approval of the plan revision module shall be provided on the plans; 8, engineer's signature/seal (Section 22-601.2.M); 9, approval of the stormwater management plan by the Township Engineer (Section 22-602.3); 10, an erosion and sediment pollution control plan shall be approved by the York County Conservation District (Section 22-602.4) and an approved set of those plans shall be provided to the Township; 11, copies of approved PennDOT permits shall be included (Section 22-602.12); 12, the applicant shall address all outstanding Public Works and Zoning Officer comments.

**Motion** by Harlacher, second by Bigham, to recommend approval of the plan(s) for Mavis Tire Store subject to the satisfactory resolution of the following open items from the C. S. Davidson letter referred to above: General 1, 2, 3; Zoning 1, 2, 3; SALDO, 1 (info only), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12.

*Discussion prior to vote:* Mr. Melocheck asked about the PennDOT requirement that the Township take responsibility for the culvert that crosses the street. Mr. Myers would like to know ahead of time the condition of the culvert before they accept responsibility for it. Mr. Pinto restated his concern about the left turning traffic from Giant onto Route 74. Could the Township notify PennDOT of the concerns voiced surrounding the left turns out of the Giant parking lot? Sure. Can also request the crash

data from the last five years. Make sure the Supervisors are aware of the concerns of the Planning Commission. *Vote on the Motion:* All members voted aye; motion carried.

IV. **Other Business**

Public comment – Nothing at this time.

Status of the PRD? It's still a work in progress, with revisions being made. Perhaps by the end of August, the draft will be ready for advertising and review.

V. **Ordinances**

Nothing at this time.

VI. **Correspondence**

Nothing at this time.

The next meeting will be held on Wednesday, September 7, 2022, at 7 p.m.

**Motion** by Harlacher, second by Pinto, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary