

Dover Township
Planning Commission Minutes
September 7, 2022

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:02 p.m. Members present: Eric Harlacher, Justin Bigham, Mark Miller, and alternate Stephen Stefanowicz. Absent with prior notice: Anthony Pinto and alternate Monica Love. Also present: Solicitor John Baranski, Zoning Officer John McLucas, Engineer Cory McCoy, Recording Secretary, and six citizens.

With the absences of Mr. Pinto and Mrs. Love, all present members are voting members tonight.

I. **Minutes**

Motion by Bigham, second by Harlacher, to approve the minutes of the meeting of August 3, 2022. All members voted aye; motion carried.

II. **Zoning Case**

A. ZHB 22-4, Wawa Convenience Store; 2941 Carlisle Road; Commercial District

Mr. McLucas reported that a LDP was received from this applicant for the Newberry Plaza site. During the review of that plan, it was discovered that some Variances are necessary. Four Variances requested:

Section 27-509.1A(4), illumination to exceed three foot-candles

Section 27-807, more than one directional sign

Section 27-807, permit sign area greater than 2SF for directional sign

Section 27-807, exceed 140SF aggregate sign total for lot

Present on behalf of the applicants: Attorney Keith Mooney (Ferber Construction, property owner); John Alejnikov (Bohler Engineering); and Mike Murphy, also from Ferber. Commercial uses on three sides, residential uses to the rear. Site currently vacant. Proposed is a 6K-ish square-foot Wawa store with gas pumps. The total site is about 4 acres. Access would be to the side streets (Hilton and Poplars), NOT onto Carlisle Road.

Variance #1, lighting. Along the residential properties, the lighting is at zero foot-candles. The Variance is for the lighting under the canopy. Mr. Alejnikov explained that the reason for the Variance and the increase to 64 foot-candles is so that people in the store can see outside. Recommended levels by the IES, and this is typical of any nighttime gas pump situation. Safety dictates that levels be more than 3 foot-candles.

Variance #2, more than one directional sign per lot -- at the access points. Ordinance allows one sign, but since they have two entrances/exits, the applicant would like to have a sign at each access. Discussion was held on the ordinance and its term "offsite" for directional signs. Should these directional signs be offsite?

Variance #3, ordinance permits 2SF, they're requesting 6.254SF. *This Variance request might be withdrawn.*

Variance #4, 140 SF aggregate sign total for lot; they're requesting a total of just under 213 SF. Four directionals, two spanners, two building, and free-standing pricing sign on the sign.

Mr. McLucas called the Planning Commission members' attention to the definitions, etc., found in the ordinance relative to signage and *Determination of Size/Two-Sided Signs*. He noted that this ordinance is under review for a much-needed update. Chairman Hoffman noted that it takes more signs to direct people around a four-acre site than a much smaller area. Good point. This site has two accesses on a large site, and so should be permitted more signage. Mr. Bigham asked when does safety overrule the hardship. Discussion was held.

Any issues with any of the variance requests? Nope.

The applicant will request to change *directional* signs to four additional *free-standing* signs.

Motion by Harlacher, second by Miller, to recommend approval of the lighting variance request, Section 27-509.1.A(4). All members voted aye; motion carried.

Motion by Miller, second by Bigham, to recommend approval of the variance request to exceed the maximum number of free-standing signs (Section 27-807). All members voted aye; motion carried.

Motion by Bigham, second by Harlacher, to recommend approval of the variance request to exceed 140SF aggregate sign total for the lot, NTE 213SF (Section 27-807). All members voted aye; motion carried.

III. **Plans**

None this month.

IV. **Other Business**

Public comment – Two “concerned citizens” were present, just to make sure they are informed about projects in front of the Planning Commission/Township.

V. **Miscellaneous Items for Discussion**

PRD – Mr. McLucas gave a short update on the PRD situation. The Board of Supervisors is reviewing some information at its meeting on Monday evening.

PC exercise: review interactive public mapping and census data

Mr. McLucas gave an overview of the information available to the Planning Commission. Plenty of information is available from the census data. Education,

income, etc., may be interesting information for the Planning Commission members to be aware of and to keep in mind when large projects are presented. Always good to have a snapshot of the people who live in Dover Township.

Under YCPC's website, plenty of information is available about public mapping, such as ag security areas, recreation areas, etc.

York County Economic Alliance -- gives a profile of York County re: transportation, recreation, workforce, industry, etc.

Dover Township Public Zoning and GIS Maps -- tons of information available, including an interactive zoning map.

Overall, fascinating stuff to see and learn! Thank you, Mr. McLucas, for this presentation.

VI. **Correspondence**

None this month.

The next meeting will be held on October 5, 7 p.m.

Motion by Bigham, second by Stefanowicz, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary