

Dover Township
Planning Commission Minutes
November 2, 2022

Chairman Wayne Hoffman called the regular Planning Commission meeting to order at 7:00 p.m. Members present: Anthony Pinto, Justin Bigham, Mark Miller, and alternates Stephen Stefanowicz and Monica Love. Absent with prior notice: Eric Harlacher. Also present: Solicitor John Baranski, Zoning Officer John McLucas, Engineers Terry Myers and Cory McCoy, Recording Secretary, and 17 citizens.

Monica Love will be a voting member tonight in Mr. Harlacher's absence.

I. **Minutes**

Motion by Bigham, second by Miller, to approve the minutes of the meeting of October 5, 2022. All members voted aye; motion carried.

II. **Zoning Cases**

None this month.

III. **Plans**

A. PL 22-10, Wawa Convenience Store dispensing fuel; Final Land Development and Lot Consolidation; 2941 Carlisle Road; Commercial District

Last month the Planning Commission heard this plan and heard feedback from the public. Traffic was a big issue, prompting a traffic study. Mark Henise of ELA provided a letter commenting on the traffic review.

Present on behalf of the applicant: John Alejnikov, Project Engineer; Rob Hoffman; and Attorney Keith Mooney.

Mr. Hoffman assured the Planning Commission that the applicant will comply with the recommendations in the traffic letter. Mr. Myers noted that the signal is PennDOT's purview over which the Township has no control. Mr. Henise is recommending to re-do the traffic study and get PennDOT's timing information on the signal. Then add the Wawa traffic into the study and re-analyze the signal area. It was noted that residents and travelers know that this intersection has a problem; hopefully the new traffic study with more information will confirm this. It was also noted that Wawa is not creating this problem; unfortunately, they are inheriting it. The difficulty, per Mr. Myers, is the adaptive system to adjust the traffic flow through the system. The main question is 'can this problem be fixed?'. Attorney Mooney noted that the applicant's responsibility is to bring the intersection/traffic back to the level of service where it is now. He also noted that, since this is a PennDOT road, the applicant can only do as much as PennDOT suggests/permits. Should the Township request information from PennDOT to see if the signal/intersection is even functioning as it should be?

From the audience, Wayne Weaver said that a left-turn light would be helpful. This is identified in the study and is recommended.

Bill Rankin, Pine View Circle, asked if the Planning Commission is considering a left-turn arrow from Hilton to south on Carlisle. Yes.

Waivers:

Section 19-301.11, to permit the embankment of SWM facilities to be situated within the building setback;

Section 22-704.B, cartway improvements for all three streets;

Section 22-709.110, to permit more than one point of access and egress to the property;

Section 22-710.5, to permit crosswalks to be less than 12 feet wide;

Section 712.2.J.2, to permit cut and fill slopes to exceed 20% within 20 feet of adjoining properties;

Section 22-713.2.H, to permit sewer laterals and their cleanouts to be located under driveways, access drives, or parking areas;

Section 22-713.3.E, to permit water services to be located under driveway, access drives, or parking areas;

Sections 19-308.3.A.3 and 22-1003, to permit the side slopes of a stormwater management basin to be steeper than 4:1 (3:1 proposed);

Section 22-1103.12.D, to not require a minimum of 10% of any parking lot facility to be devoted to landscaping.

Section 22-1103.11.B.2, to be permitted to install more than the required number of evergreen trees and fewer than the required number of deciduous trees and shrubs in the buffering area;

Regarding waiver request for 22-1103.12.D, to not require a minimum of 10% of any parking lot facility to be devoted to landscaping – this might need to be reviewed at the SALDO review time, because this waiver request is a regular before the Planning Commission.

Discussion was held on the PennDOT issue of the left-turn arrows that the Township and residents are requesting. Mr. Stefanowicz feels it's not fair to the applicant to make them come back before the Planning Commission again just because PennDOT's information isn't available or isn't what the Township wants to hear. Some Planning Commission members just want to see/hear what the new traffic study numbers are before granting any waivers.

How about if PennDOT requires a left-turn lane, and the Township has already waived the requirement to widen the street? PennDOT's requirement would trump the Township's action.

Motion by Bigham, second by Miller, to recommend approval of the waiver requests as presented:

Section 19-301.11, to permit the embankment of SWM facilities to be situated within the building setback;

Section 22-704.B, cartway improvements for all three streets;

Section 22-709.110, to permit more than one point of access and egress to the property;

Section 22-710.5, to permit crosswalks to be less than 12 feet wide;

Section 712.2.J.2, to permit cut and fill slopes to exceed 20% within 20 feet of adjoining properties;

Section 22-713.2.H, to permit sewer laterals and their cleanouts to be located under driveways, access drives, or parking areas;

Section 22-713.3.E, to permit water services to be located under driveway, access drives, or parking areas;

Sections 19-308.3.A.3 and 22-1003, to permit the side slopes of a stormwater management basin to be steeper than 4:1 (3:1 proposed);
 Section 22-1103.12.D, to not require a minimum of 10% of any parking lot facility to be devoted to landscaping.

Section 22-1103.11.B.2, to be permitted to install more than the required number of evergreen trees and fewer than the required number of deciduous trees and shrubs in the buffering area. All members voted aye; motion carried.

Motion by Pinto, second by Bigham, to keep the Wawa traffic impact item on the Planning Commission Agenda until it's resolved, per Chairman Hoffman's request. *Wawa representatives need not appear for each discussion.* All members voted aye; motion carried.

C. S. Davidson's letter dated October 28, 2022, was reviewed. Open items: 1, GIS disk (Section 22-501.2.A); 2, engineer's signature/seal (Section 22-501.2.F); 3, owner's signature (Section 22-501.2.H); 4, environmental impact assessment report (Section 22-502.5); 5, approval of the stormwater management plan by the Township Engineer (Section 502.8); 6, public improvement security (Section 602.1); 7, E & S approval by York County Conservation District (Section 602.4); 9, address all Public Works Director comments (no section #given); 10, address all comments from Township Traffic Engineer (Section 22-502.4); and General Plan Comment 1, provide a detail for the fence on the northwest corner of the property.

Motion by Pinto, second by Bigham, to recommend approval of the Lot Consolidation and Final Land Development Plan for Wawa Convenience Store at 2941 Carlisle Road, 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, and General Comment 1. All members voted aye; motion carried.

B. PL 22-13, Woodall-Donlevy 2-lot subdivision; Sherwood Lane and Prospect Avenue; R3 District

Lee Faircloth, Gordon L. Brown Associates, was present on behalf of the applicants. This is a simple subdivision plan of two adjoining properties. Woodall owns the larger property; Donlevy owns the adjoining lot. Currently the Donlevy property has a vacant lot on it, which will be transferred to the Woodall lot. No structures are planned.

CS Davidson's letter of October 28, 2022, was reviewed. Open: Zoning 1, provide the proposed minimum lot area in the site data table (Section 27-405.5.A.1); SALDO 1, GIS disk (Section 22-501.2.A); 2, engineer's signature/seal (Section 22-501.2.F); and 3, owners' signatures (Section 22-501.2.H). Waiver requested for item 4 for cartway widening (Section 22-704.B).

Motion by Love, second by Pinto, to recommend approval of the waiver request by Woodall-Donlevy for cartway widening (Section 22-704.B). All members voted aye; motion carried.

Motion by Pinto, second by Bigham, to recommend approval of the Woodall-Donlevy subdivision plan subject to the satisfactory resolution of the following open items from the CS Davidson letter referred to above: Zoning 1, SALDO, 1, 2, and 3. All members voted aye; motion carried.

Mr. Myers added that the applicant did indeed add the standard six-month note for sidewalks to the plan. Swell.

IV. **Other Business**

Public comment – Nothing at this time.

V. **Ordinances**

Per Mr. McLucas, the PRD ordinance was approved with a few conditions.

VI. **Correspondence**

None at this time.

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

Mr. Pinto wondered how many businesses can we possibly cram onto the Route 74 corridor before someone says ‘enough’? Chairman Hoffman said that if the traffic on 74 increases in the next 20 years like it increased in the last 20 years, there will come a time when people will say they will never go down that road. Mr. McLucas share that there are three circumstances that precipitate a traffic study: a development of a certain size, a commercial business of a certain number of parking spaces, or if the Planning Commission or Board of Supervisors feels that it’s warranted.

Motion by Love, second by Bigham, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:26 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary