



Dover Township
Planning Commission Meeting
Wednesday, May 3rd, 2023
at 7:00 PM

AGENDA

- I. Call to Order
 - a. Pledge to Flag
 - b. Roll Call
- II. Approval of Minutes from April 5, 2023
- III. Plans for Consideration:
 - a. *(Tabled from 4/5/23)* PL 22-17 – 4881 Paradise Road – 2-Lot Final Subdivision Plan – Ag District
 - i. Outstanding Items from CSD Enclosed
 - ii. Authorize PC Secretary & Zoning Officer to sign Sewage Facilities Planning Module
 - b. PL 23-1 (Sketch) – Revised – Dover Highlands Phase III 4-Step Conservation by Design – Previously 54-unit Multi Family Development – Intermediate Avenue – R4 District
 - i. Outstanding Items from CSD Enclosed
- IV. Ordinance(s) for Consideration: None
- V. Zoning Hearing Cases:
 - a. ZHB 23-1 – Solar Renewable Energy LLC – 5370 Harmony Grove Road – Agriculture District
 - i. *(Update Only)* - Zoning Hearing Meeting held 2/15 & Variances were withdrawn. Hearing was continued to 7pm on 3/15 at the Community Building. ZHB voted to approve the Special Exception on April 19.
 - b. ZHB 23-2 – Investment Real Estate, LLC – 3025 Carlisle Road (Lidl) – Commercial District
 - i. *(Update Only)* - Application by Investment Real Estate, LLC requesting Special Exceptions for proposed Moove In Self-Storage Facility pursuant to §27-407.5.C and §27-407.5.E along with a Variance request of required parking pursuant to §27-703.1 on property located at 3025 Carlisle Road in the Commercial Zoning District. ZHB voted to approve the Special Exception but denied the Variance on April 19.
 - c. ZHB 23-3 – Tracey Deakin – 3505 Summer Drive (Seasons Phase II) – R3 District
 - i. Appeal from Determination of Zoning Officer and, in the alternative, Variance Request of 27-503(C)(5) to permit a deck to project into a rear setback area.
 - d. ZHB 23-4 – Modane Marshall – 4031 Carlisle Road – Commercial District
 - i. Special Exception request pursuant to 27-902(1) to permit the expansion of a nonconforming use.
- VI. Other Business
 - a. Members of Public (limited to 15 minutes/person)
 - i. Virginia Becker – 4097 Wren Road – Considering Special Event Venue on Property – Ag District
- VII. Correspondence: None
- VIII. Next meeting:
 - a. Wednesday, June 7th, 2023 at 7PM
- IX. Adjournment

NOTES:
