

Dover Township
Planning Commission Minutes
March 1, 2023

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

I. **Minutes**

Motion by Miller, second by Love, to approve the minutes of the meeting of February 1, 2023. All members voted aye; motion carried.

II. **Zoning Cases**

A. ZHB 23-1, Solar Renewable Energy, LLC, case was continued to March 15.

III. **Plans**

A. PL 23-1 (sketch) revised Dover Highlands Phase III, 4-step Conservation by Design; 54-unit multi-family development; Intermediate Avenue; R4 district. Trey Elrod of Gordon L. Brown, and Attorney Jayne Katherman of Barley Snyder, were present on this plan which has been revised since its last submission to the Planning Commission. Grading turned out to be a greater hurdle than originally anticipated. Garages have been eliminated. One driveway was eliminated. One building was rotated and another building was relocated. How about pedestrian traffic – has that been negatively affected? Likely not. Trail opportunities have been maintained and in fact expanded a bit. Might the pedestrian trail be located to the northern side of Intermediate Avenue? One idea is to have it on the same side of the development so no one needs to cross Intermediate Avenue. Mr. McLucas suggested a crosswalk for pedestrians if the trail is on the northern side. Is that the best idea? The applicant will adjust as needed. The trail might not end up on the developer's property if it's on the other side of the road. It was noted that this is merely a sketch plan, and the final design hasn't been completed yet. Parking was discussed, with Mr. Elrod assuring the Planning Commission that there will be plenty of parking. It was also noted that the new and refigured proposal includes some apartments with two vertical floors with a probable basement. Main entrance in front, with possible rear entrance.

So, what do the Planning Commission members think of this new and improved plan? Mr. Bigham is uncomfortable with the notion of residents having to cross the road to get to the rest of the walking trail. Discussion was held. How about moving the crosswalk and not moving the entire trail across the road? If the trail is across the road, Mr. McLucas is proposing crosswalks at both the intersections. The applicant will examine the issue from all angles and get the traffic engineer's input and discuss it all with the Township staff, etc. Chairman Hoffman agrees with Mr. Bigham, that the trail should be on the same side as the development. Mr. McLucas noted that this trail is intended to connect to another trail system in the future, hence his recommendation to locate it on the north side of Intermediate Avenue. Attorney Baranski offered that if the

desire is to connect this trail for community use, it makes sense to have it on the north side of the road so that all the people using it aren't right in the development's back yard. Good point. It was noted that in the original submission, the trail was where Mr. McLucas proposes. Mr. McCoy noted that any mid-block crossing will likely require another island option. Mr. McLucas noted that this area is slated to be rezoned to Commercial by the middle of this year. That being the case, this plan will create many non-conformities.

The C. S. Davidson letter dated March 1, 2023, was discussed. Open items: 1, the setback along the adjoining property lines with 4730 Carlisle Road shall be considered a rear setback and as such any buildings shall maintain a 50' setback (Section 27-406.5.A.1); 3, dwelling units shall be located at least 100 from environmentally sensitive areas. It appears the location of building 19 and the maintenance and recreation/office building is located within 100' of an existing wetland (Section 22-403.C.E); 4, building 21 is shown encroaching an existing 20' waterline easement; and [added] 5, consider alteration or relocation of pedestrian easement.

Mr. Miller will abstain from voting as his property is adjacent to this proposal.

Jacob Rollins, 5541 North Salem Church Road, is a bicyclist. He asked if the paths will connect throughout the parks. He noted that bicyclists would rather not have to stop as they're riding. He recommends connecting the trails to all the parks. He's in favor of the path being on the north side of Intermediate Avenue. He feels that the whole trail system could attract other groups of bike riders to the Township.

Motion by Harlacher, second by Bigham, to recommend approval of the Dover Highlands, Phase 3, sketch plan, subject to the satisfactory resolution of the following open items from the CSD letter referred to above: 1, 3, 4, and [added] 5. All members voted aye; motion carried.

IV. Other Business

Public comment – Kim Bleecker, 2531 Conewago Road, was present to discuss possible subdivision of his property in the Ag district. He'd like to subdivide a 1.75-acre portion and build a home along Conewago Road in another location on his property. There's a portion (.6 acres) on the other side of the lane. The proposal is to combine the .6 acres with the 1.75 acre portion to create a new lot of a little over 2 acres. Zoning doesn't permit the creation of a lot this size in this zone. Lot size is maximum of 2 acres in this case. The Planning Commission suggested just figuring out how to create a lot of 2 acres including the .6-acre portion. Mr. Bleecker is fine with that.

Mr. McCoy asked if the 2-acre maximum in Ag for residential use is being considered under the zoning revisions. There was a question of where Mr. Bleecker might want to build his house. Discussion was held on possible rezoning of the area.

Mr. McLucas presented information on the new Savvy Citizen app that will be available to Dover Township residents. He's open to suggestions as to what to include. This is an effort to provide more information to residents.

V. Ordinances

None to discuss tonight.

VI. **Correspondence**

Meeting minutes enclosed from the 2023 zoning update process. FYI only. Still a work in progress.

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

Motion by Harlacher, second by Love, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:29 p.m.

Respectfully submitted,

Julie B. Maher,
Recording Secretary