

Dover Township Planning Commission Meeting Wednesday, June 7th, 2023 at 7:00 PM

AGENDA

- I. Call to Order
 - a. Pledge to Flag
 - b. Roll Call
- II. Approval of Minutes from May 3, 2023
- III. Plans for Consideration: None
- IV. Ordinance(s) for Consideration:
 - a. Draft Joint Zoning Update
 - i. Part 1 Title, Purpose, Community Development Objectives
 - 1. Existing Part & Draft Proposal Provided for Comments
 - ii. Part 2 Definitions
 - 1. Existing Part & Draft Proposal Provided for Comments
 - iii. Part 3 Zoning Districts, Map, Boundaries (Only Changes Recommended are to §27-301, for Future Review & Comment after <u>Mapping Exercise See Part 11</u>)
 - iv. Part 4 District Regulations
 - 1. Existing Part & Draft <u>Table of Permitted Uses</u> Provided for Comment
 - a. Bulk Area Regulations Under Existing Part 4 Future Review & Comment
 - v. Part 5 Supplementary Regulations (Future Review & Comment)
 - vi. Part 6 Specific Standards for Uses
 - 1. Existing Part & Draft Proposal Provided for Comments
 - vii. Part 7 Off-Street Parking & Loading (Future Review & Comment)
 - viii. Part 8 Signs (Future Review & Comment)
 - ix. Part 9 Nonconformities (No Changes Recommended Future Review & Comment)
 - x. Part 10 Zoning Hearing Board (<u>No Changes Recommended</u> Future Review & Comment)
 - xi. Part 11 Administration & Enactment (<u>No Changes Recommended</u> Future Review & Comment) PC to Review 2020 Comp Plan Future Land Use Map, 2013 Zoning Map, 2005 Zoning Map
 - xii. Part 12 Wireless Communication Facilities (<u>No Changes Recommended</u> Future Review & Comment)
 - xiii. Part 13 Planned Residential Development (No Changes Recommended Future Review & Comment)

- V. Zoning Hearing Cases: (Updates Only)
 - a. 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.
 - ii. ZHB Denied Variance 5/17/23
 - b. 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.
 - ii. ZHB Approved Special Exception 5/17/23
- VI. Other Business
 - a. PC Chairman Comments Heritage Senior Center
 - b. Members of Public (limited to 15 minutes/person)
- VII. Correspondence:
 - a. Thank Recording Secretary, Julie B. Maher, for her years of service to the Dover Township Planning Commission
- VIII. Next meeting:
 - a. Consider Special Meetings in June for Zoning Update
 - b. Wednesday, July 5th at 7PM (*Consider rescheduling to July 12th*).
- IX. Adjournment

NOTES:	