



**Dover Township
Planning Commission Meeting
Wednesday, September 6th, 2023
at 6:00 PM**

AGENDA

I. 6PM WORK SESSION – ZONING UPDATE

- II. Call to Order
 - a. Pledge to Flag
 - b. Roll Call
- III. Approval of Minutes August 2, 2023
- IV. Plans for Consideration:
 - a. PL 23-8 – Solar Renewable Energy Preliminary P/LD Plan – 5370 Harmony Grove Road – Ag District
 - i. Tabled from 8/2/23. Updated CSD Review to Follow.
 - b. PL 23-6 – York Industrial Development – Bull Canal Dover Owner LLC (Old Glen-Gery Property Canal/Bull) – 200 Acres Lot Consolidation & 3 Warehouses totaling ± 1.9M SF Preliminary LD Plan – Industrial District
 - i. Applicant to present & discuss project.
 - c. Wagman Residence (Lot #3 of Ronald Coleman Subdivision - Biesecker Rd)
 - i. Authorize Signature of Component 4A Sewage Facilities Planning Module
- V. Zoning Hearing Cases:
 - a. 1624 East Canal Road – Application for Variance to Exceed Height of Accessory Building pursuant to 27-502.5.A. by Charles Allgood in the R3 District.
- VI. 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 Mapping Exercise – See Part 11)~~
 - iv. Part 4 – District Regulations**
 - 1. Existing Part & Draft Table of Permitted Uses 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

