

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

- 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 (No Changes Recommended 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)
- VII. Other Business
 - a. Members of Public (limited to 15 minutes/person)
- VIII. Correspondence:
- IX. Next meeting:
 - a. Consider Special Meetings in September for Zoning Update
 - b. Wednesday, October 4th at 7PM following a 6pm Work Session.
- X. Adjournment

NOTES:		