

**Dover Township  
Planning Commission Meeting Minutes  
July 12<sup>th</sup>, 2023**

Chairman Hoffman called the special Planning Commission meeting to order at 6:07. Members present were Mark Miller, Justin Bigham, Eric Harlacher, and alternate Stephen Stefanowicz. Present on behalf of Dover Township were Solicitor John Baranski, Zoning Officer John McLucas, Engineers Terry Myers, and Cory McCoy. Recording Secretary and 3 citizens. Absent with prior notice were Monica Love and Anthony Pinto.

It was noted that alternate Stephen Stefanowicz will be a voting member for tonight's meeting.

Mr. McLucas stated that a work session will be held tonight for the Planning Commission to review the 2020 Comp Plan Future Land Use Map, the 2013 Zoning Map, and the 2005 Zoning Map with the regular meeting to follow.

**I. Minutes**

**Motion** by Bigham, second by Harlacher, to approve the minutes from the June 7, 2023, Planning Commission meeting as presented. All members voted aye; motion carried.

**II. Plans**

No new plans at this time.

**III. Ordinances**

- a. Part 11 – Administration & Enactment (No Changes Recommended – Future Review & Comment) Review 2020 Comp Plan Future Land Use Map, 2013 Zoning Map, 2005 Zoning Map.

Mr. McLucas stated that they will be looking at logical areas to rezone and provided an overview of his preliminary. Regarding the 2005 map, the R2 and R3 zones were combined. His thoughts are that there are significant density changes between R1 and R3 vs. R3 and R4 and would like the Planning Commission to keep that in mind as they move forward. Currently, there is a Crossroad Village Overlay District. Part of the Comp Plan initiative was to reevaluate that to see if it should be removed. His recommendation is to rezone it to just a Village District because there are already Village standards. It was recommended in the past to have those areas rezoned to the underlying district, but doing so would create multiple non-conformities. Those areas include Admire and Biesecker, Clearview and Davidsburg, Salem Run and Pine Hill, Detters Mill and Harmony Grove Road. A discussion was held on the Crossroad Village Overlay and the Village Districts and whether the district regulations were the same. The difference came to the maximum height in the Crossroads Village Overlay of *two and a half stories not to exceed 35'* vs. 45' in the Village. it is. Maximum lot coverage in the Crossroads Village Overlay is 60%, vs. 35% in the Village. The Crossroads Village Overlay includes, "*all uses shall have primary access from an arterial road and/or collector roadway,*" but the Village does not

include that requirement. It was noted that any changes being made should follow the Comp Plan.

Members agreed they would have the consultant define Overlay, amend the Crossroad Village Overlay uses to include the underlying district uses, amend the Village District lot coverage to 60% for non-residential, and the maximum height requirements for Crossroad Village to 45' for non-residential uses.

It was stated that the future land use map shows a primary shift of the growth boundary that would rezone Trail Nurseries to Commercial along with the next phase of Dover Highlands, which is currently zoned R4, would also be rezoned to Commercial. After discussion members agreed to have the consultant rezone both properties in accordance with the Future Land Use Map.

Multiple parcels *24-000-27-0001.A0-00000 through 24-000-27-0006.00000* on Fox Run Road to Fox Meadow Drive are single-family homes that are non-conforming because it is currently zoned Commercial. It would make more sense to revert those parcels back to R3 and shift the Commercial District to the opposite side of Fox Run Road which would rezone Weigelstown Elementary School, parcel *24-000-JG-0072.A0-00000*, and Friendship Community Church, parcel *24-000-KG-9157.A0-00000*, to Commercial, essentially carrying over the Future Land Use Map with the current zoning update. It was stated that if the zoning is going to be changed then it should be modified to include public and private schools in the Commercial zone with consistent terminology.

After discussion, members agreed to have the consultant rezone the parcels as discussed, and add public and private schools as a permitted use in a commercial zone.

Members agreed that no changes will be made to the Industrial district at this time.

It was questioned whether removing the R2 zone was a good decision and whether it should be revisited due to the significant density changes between the R1 and R3 zone. R2 was combined with R3 and after concerns from the public, perhaps it should have been combined with R1 to maintain the rural feel of the community. It was questioned why the Planned Residential District was done if we would want to rezone R3 parcels to R2 or R1 to limit the amount of multi-family properties in the township.

After discussion, Members agreed that no changes should be made to the residential zones at this time.

#### **IV. Zoning Hearing Cases**

No new cases. There will not be a Zoning Hearing Board meeting held in July.

#### **V. Other Business**

George Cook representing Richard Trees, landowner of parcel *24-000-JF-0057.A000000*, located on South Salem Church Road, his land is on the Future Land Use Map for consideration for rezoning from Agricultural to R1 in the 2030 Comp Plan. The landowner is requesting that it be considered for rezoning to R1 with the current zoning update instead. It was stated that sewer connections available for this lot are difficult due to proximity from the treatment plant, and it is not currently within the growth boundary.

Gina Myers, 1046 Rohlers Church Road, asked the Planning Commission to reconsider striking the word “morals” from the current Zoning Ordinance. She feels it is important to keep it per the Municipalities Planning Code - §105.

It was also noted that any change to the zoning ordinance would be publicly advertised.

Chairman Hoffman presented an article from the Lancaster Farming newspaper on Agrisolar, the combination of ground-mounted solar with grazing and farming.

Mr. Miller stated that the Comp Plan calls for access/walkways, he would like to see walkways along Route 74, and maybe get grants for them to be installed where needed.

**VI. Next meeting**

The next meeting will be held on Wednesday, August 2<sup>nd</sup> at 7 p.m., with a possible work session at 6 p.m.

**Motion** by Harlacher, second by Bigam, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:59 p.m.

Respectfully submitted,

Katina Wagner  
Recording Secretary