



Dover Township
Planning Commission Meeting Minutes
Wednesday, August 2nd, 2023

Chairman Wayne Hoffman called the Planning Commission Work Session meeting to order at 6:00 p.m. Members present were Monica Love, Justin Bigham, Eric Harlacher, and alternates Anthony Pinto and Stephen Stefanowicz. Present on behalf of Dover Township were Solicitor John Baranski, Zoning Officer John McLucas, and Township Engineers Terry Myers, and Cory McCoy. Recording Secretary and eleven citizens. Absent with prior notice was Mark Miller.

Mr. McLucas stated that a work session will be held tonight for the Planning Commission to review the draft Zoning Update; Part 2-Definitions, Part 4-District Regulations, and Part 6-Specific Standards for Uses with the regular meeting to follow.

Work Session:

I. Ordinances

Mr. McLucas stated that he had the consultant incorporate the new definitions and new uses into the existing text of the current ordinance for the Planning Commission to review. He also suggested that in the future as things come up doing text amendments at that time rather than compiling them all and doing a major update every 10 years.

- a. Part 2 -Definitions of Terms, existing definitions, and draft provided for comments.

Discussion conclusion:

1. *Billboards*: strike from Use Table, will be included with Sign Definitions
2. *Bus or Truck maintenance facility*: Striking Bus or Truck maintenance facility and the requirements. Amending the existing definition of Transportation Terminal/Trucking Facility. Adding “Accessory Maintenance Facilities shall follow the requirements of Vehicle Sales, Service, Repair and/or Body Shop” §27-663.
3. *Car Wash, Automatic/Car Wash, Self Service*: * section number to make necessary changes. Strike ~~and where the operation is performed by an attendant~~ in Car Wash, automatic definition. Combine as one Use on the chart.
4. *Catering, Facility, and event venue*: Strike ~~Event Venue~~ from the definition. Proposed definitions are agreed upon.
5. *College/University*: Strike ~~Commercial School and College/University~~. Change the Public, Commercial, and Private definition to include College/University. Use the standards associated with the proposed College/University definitions to the existing

definitions for all School Uses. Change parking standards to use classroom size instead of per student.

The Work Session Ordinance discussion ended at 7:04 p.m.

Regular Planning Commission Meetings came to order at 7:10 p.m.

II. Minutes

Motion by Harlacher, second by Bigham, to approve the presented minutes from the July 12, 2023, Planning Commission meeting. All members voted aye; motion carried.

It was noted that Anthony Pinto will be a voting member for tonight's meeting.

III. Plans

a. PL 23-4 – Moove In Self Storage – 58,192 SF Self Storage Facility – 3025 Carlisle Road – Commercial District

Present on behalf of Moove in Self Storage was Lena Balorda-Barone, P.E., with French & Parrello Associates. They went before the Zoning Hearing Board back in April to request Special Exceptions for two existing non-conformities: §27-407.5.C- Existing building has a setback of 23.03' where 35' is required, §27-407.5.E- Existing lot coverage is 84% where 75% is the permitted maximum coverage in which both received approval. The requested parking Variance was denied. They are here tonight with a revised plan that considers the current zoning ordinance which requires one parking space per five (5) storage spaces, one (1) space for each employee, which they anticipate having two (2) employees, and the required four (4) spaces for the office. In total, they will have one hundred and twenty-two (122) parking spaces. They are asking for a waiver for striping all the parking spaces. The ITE requirement for a Self-Storage facility is 1.36 parking spaces per one hundred units, which would only be a total of eight (8) parking spaces required, they are proposing nineteen (19) striped parking spaces along with additional space for parking that would be unstriped. The parking lot will be milled and overlaid to improve the appearance. They will curve the corner at Hilton Avenue and Carlisle Road as requested, in addition, they will provide an eighteen-inch grass stripe behind the curd, a five (5') foot-wide sidewalk then a three (3') foot wide stripe of landscaping that would provide a buffer while improving the appearance of the site. Landscaping will be provided along Hilton Avenue, Carlisle Road, and Twin Pine Lane. They will use Red Cedar instead of the proposed Blue Spruce at the recommendation of the Public Workers Director due to the size. Lighting will have shields on them to avoid reflection. The access from Carlisle Road will be removed per PennDOT's request, and the sidewalk will be continued along Carlisle Road. They feel that this revised plan complies with the setbacks, and height requirements and would bring activity to this site that has been vacant for several years. It is anticipated that during peak season there will be

an estimation of fifteen (15) trips in the peak a.m. on a weekday and seventeen (17) trips in the p.m. on a weekend peak hour.

After discussion, it was agreed that the parking spaces by each entrance and loading zone be striped.

It was agreed that there is a Met-Ed easement on the property and that concrete sidewalks should be extended past the easement while staying out of the Right of Way and the access drive must be paved at least twenty-five (25') feet back from Right-of-Way.

The plan was to use the existing bituminous sidewalk along Hilton Avenue and an existing concrete sidewalk along Carlisle Road, it was agreed that the existing bituminous sidewalk along Hilton Avenue should be removed and install a concrete sidewalk according to Township specifications.

It was questioned why they were requesting two separate waivers for Stormwater. It was noted that they are not adding any new impervious areas and that by improving the surfaces it will be a positive improvement in the water quality leaving the site.

C.S. Davidson's letter dated August 1st, 2023, was reviewed. It was noted that Eric Harlacher would abstain from voting.

The following waivers have been requested: §22-502.4 & §22-602.8-To not require a Traffic Impact Study, **Motion** by Love, seconded by Bigham to recommend approval of §22-502.4 & 22-602.8 not to require a Traffic Impact Study. All members voted aye; motion carried.

§22-502.5-To not require an Environmental Impact Study Assessment Report, **Motion** by Love, second by Bigham to recommend approval of §22-502.5 to not require an Environmental Impact Study Assessment Report. All members voted aye; motion carried.

Waivers §22-502.8- To not require a Stormwater Management Report & §22-602.3- To not require SWM approval from the Township Engineer were formally withdrawn by the applicant.

§22-707-D- To not require all the parking spaces to be painted, §22-713.2.E- To allow the water service lateral underneath the access drive and parking area, §22-713.2.H- To allow the sanitary sewer lateral underneath the access drive and parking area. **Motion** by Love, second by Bigham to recommend approval of §22-707-D- To not require all the parking spaces to be painted, with the amendment to include directional signage on pavement, §22-713.2.E- To allow the water service lateral underneath the access drive and parking area, §22-713.2.H- To allow the sanitary sewer lateral underneath the access drive and parking area. All members voted aye; motion carried.

~~Zoning Ordinance comment #1 §27-705.1-When parking areas abut the right-of-way line, curbing, guardrail, or fencing may be required along the right of way to prohibit vehicles from encroachment upon the sidewalk or shoulder. Provide bumper block. This comment has been addressed.~~

Outstanding SALDO comments: 1) Label the location of all existing and proposed property monuments. The lot markers on the east and south sides of the lot are not labeled. (§22-601.2.H), 2) Closed, 3) Prior to final plan approval, a disk in an electronic format compatible with the Township GIS system, should be provided. (§22-501.2.A), 4) The name, address, seal, signature,

and date of the Professional Engineer/Surveyor shall be added to the plan, certifying the accuracy (§22-501.2.F), 5) The legal and/or equitable Owner’s notarized signatures must be added to the plan certifying concurrence with the plan. (§22-501.2.H), 6) Existing and proposed easements/right-of-way, purpose and recording information Met-Ed easement-bearings and distances, restrictions associated with? (§22-501.2.M) 7) Verification shall be provided indicating that the Erosion and Sedimentation control plan was approved by the York County Conservation District (§22-602.4), 8) Verification shall be provided indicating that the HOP plan was approved by PennDOT (§22-602.12).

Outstanding General comments: 1) Township Public Works comments shall be addressed prior to final plan approval.

Motion by Bigham, second by Love, to recommend approval to the Board of Supervisors of the Final Subdivision Plan - PL 23-4 – Moove in Self Storage Facility, 3025 Carlisle Road located in the Commercial District subject to the satisfactory resolution of the following open items from the C.S. Davidson letter referred to above: 1, 3, 4, 5, 6, 7, and 8; General 1. All members voted aye; motion carried.

b. PL 23-8 – Solar Renewable Energy Preliminary P/LD Plan – 5370 Harmony Grove Road – Ag District

Present on behalf of Joe Burget, Jr., Burget and Associates, 1797 New Bloomfield Rd., New Bloomfield, PA 17068. The Special exception use of a Principal Solar Energy System was approved by the Zoning Hearing Board on April 27, 2023. He is presenting the Land Development Plan for the proposed Solar Energy System. He explained that Splash Pads will be installed where the ground slopes are more than 10%, which is typically a stone pad beneath the panels. They are proposing to install a level three (3) buffer zone around the entire property. Notes will be added to the plans to note that “Level 3” screening will be installed. The fencing that is being proposed will be an eight’ chain link fence that will be within the required setbacks. It was stated that there is nothing combustible in the arrays being used. The vegetation will be native grass. Panels will be three (3’) feet off the ground.

It was stated that the intent of the Ag District and the intent of the ordinance when it was adopted was to maintain these lands for agricultural use until the panels are no longer needed or necessary, and by digging the trenches for the “Splash Pads” it would disrupt the soil and it wouldn’t be staying there for repurposing to go back to farmland. It was suggested to look at all the options for the Splash Pad trenches.

C. S. Davidson’s letter dated July 19, 2023, was reviewed. Outstanding items: *Zoning Ordinance*: 1) Screening shall be provided in accordance with (§27-665a.2.F.), a. Provide a level 3 screening detail and label level 3 screening on the plans. b. Provide a note on the plans stating, “If at any time level 3 screening is not provided as shown herein, the owner shall be responsible for providing level 3 screening according to (§27-665a.2.F.)”, 2) List the required and proposed setbacks for fencing, panels, and PSES structures and non-participating residential structures in the Zoning/Site Data Table. (§27-665a.2.C.(1-3)), 3) List the required and proposed maximum

height for PSES Structures/solar panels in the Zoning/Site Data Table. (§27-665a.2.D). 4) The maximum impervious coverage for a PSES use is 25%. Revise the Zoning Data Table accordingly and provide the proposed land coverage in acres and as a percentage of the total tract area. (§27-665a.2.E). 5) Provide the PSES Decommissioning notes listed in (§27-665a.M. (1-3) as notes on the plans. 6) Financial security as described in (§27-665a.2.M.2) shall be provided prior to a certificate of occupancy. 7) Met-Ed approval is required.

Subdivision and Land Development Ordinance outstanding items: 1) The following items shall be provided in the Zoning Data Table (§22-501.2.N): a. Existing and Proposed net and gross lot area, b. Existing use, c. Existing and Proposed impervious lot coverage, d. Proposed lot depth and width., 2) Show any existing on-lot sewer and water systems on the plans. (§22-501.2.O), 3) Label the existing right-of-way and cartway width of Harmony Grove Road. (§22-501.2.W), 4) The site is located within Wellhead Protection Zone 3, a list of the restrictions for Wellhead Zone 3 shall be provided as a note on the plans. (§22-601.2.N), 5) The Lot Consolidation Plan shall be a standalone plan to be recorded separately from the Land Development Plan. Provide the Zoning/Site data table information on the lot consolidation plan. (§22-501 and 601), 6) The following comments are related to safe stopping sight distances and clear sight triangles for proposed access drives: a. Verification shall be provided indicating that the HOP plan was approved by PennDOT. (§22-602.12), b. Sight distance requirements for access drives shall be in accordance with PennDOT regulations 67 Pa.Code, Chapter 441, “Access to and Occupancy of Highways by Driveways and Local Roads.”, c. At the centerline of access drives, show the required and available safe sight stopping distance for each direction., d. Provide a clear sight triangle for all access drives in accordance with (§22-709.3.A), e. Portions of clear-sight triangles not located within a public right-of-way shall have an easement provided to ensure clear sight within the area. (§22-709.3.B), f. Evaluate a better location for temporary construction access for a safe stopping distance onto Harmony Grove Road., 7) Show and label the site benchmark on the plans. (§22-501.2.S), 8) Where a subdivision abuts or contains an existing street of inadequate width, the developer shall provide sufficient additional right-of-way and cartway widths to meet the following standards. 9) Prior to final plan approval, a disk in an electronic format compatible with the Township GIS system, should be provided. (§22-501.2.A), 10) Name, address, seal, signature, and date of the Professional Engineer/Surveyor shall be added to the plan, certifying the accuracy (§ 22-501.2.F), 11) The legal and/or equitable Owner’s notarized signatures must be added to the plan certifying concurrence with the plan (§ 22-501.2.H), 12) Verification shall be provided indicating that the Erosion and Sedimentation control plan was approved by the York County Conservation District (§ 22-602.4).

Outstanding General Comments: 1) Township Public Works comments shall be addressed prior to final plan approval., 3) Provide a paving detail for the access drives., 4) Provide detailed grading along the street and access drives.

Two waivers were requested: 1) SALDO item #6 - The following comments are related to safe stopping sight distances and clear sight triangles for proposed access drives: a. Verification shall be provided indicating that the HOP plan was approved by PennDOT. (§22-

602.12), b. Sight distance requirements for access drives shall be in accordance with PennDOT regulations 67 Pa.Code, Chapter 441, “Access to and Occupancy of Highways by Driveways and Local Roads.”, c. At the centerline of access drives, show the required and available safe sight stopping distance for each direction., d. Provide a clear sight triangle for all access drives in accordance with (§22-709.3.A), e. Portions of clear-sight triangles not located within a public right-of-way shall have an easement provided to ensure clear sight within the area. (§22-709.3.B), f. Evaluate a better location for temporary construction access for a safe stopping distance onto Harmony Grove Road.

2) Waiver requested of SALDO item #8- Where a subdivision abuts or contains an existing street of inadequate width, the developer shall provide sufficient additional right-of-way and cartway widths to meet the following standards.

Motion by Love, seconded by Bigham, to table PL 23-8 – Solar Renewable Energy Preliminary P/LD Plan located at 5370 Harmony Grove Road in the Ag District, until next month's Planning Commission meeting due to the number of open items. All members voted aye; motion carried.

IV. Zoning Hearing Cases

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

V. Other Business - (Public Comment)

Gina Myers asked if the additional “special meetings” for the Zoning update would be advertised. It was stated that by law we are required to publish the additional public meetings in the newspaper. It will also be published on the SAVVY Citizen app, along with the Township website. She expressed her concerns about the Stormwater Management issues with the Solar Panels and asked how it would be addressed. It was stated that the arrays are not considered impervious areas by DEP, they will be required to install the splash pads below the panels that have more than a 10% slope beneath and would also need to provide the length of the panel in the grass beneath. They are also required to monitor the site for a year and address any issues per DEP. It was also noted that one of the changes being made by DEP is going from crops to native grasses, it makes a substantial difference with the absorption of the rain and there will be a significant change noticed in the amount of run-off.

Marie McInerny asked how the energy would get from one side to the side with the transformer. It was stated that there is a proposed pole on one side that goes underground to the other side.

Bob Snyder questioned if there are plans to revisit the solar ordinance. It was explained that the Township is now doing a Zoning Ordinance update and will be revisited and with the update it will be permitted in the Industrial zone only.

VI. Next meeting

The next regular Planning Commission meeting will be held on Wednesday, September 6th, at 7 p.m.

Mr. McLucas stated an email will be sent to schedule additional meetings in August to continue the review of the Zoning Update materials. **These meetings will be advertised when scheduled.*

Motion by Love, second by Bigham, to adjourn. All members voted aye; motion carried. The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Katina Wagner
Recording Secretary