



Dover Township
Planning Session Meeting Minutes
Wednesday, October 18th, 2023

Chairman Hoffman called the Planning Session meeting for the Draft Joint Zoning Update as advertised to order at 6:20 PM. Members present were Monica Love, Mark Miller, Eric Harlacher, and alternate Stephen Stefanowicz. Present on behalf of Dover Township were Solicitor, John Baranski, Zoning Officer, John McLucas, and the Recording Secretary. Absent with prior notice were Justin Bigham, and Anthony Pinto. There were no citizens present at tonight's meeting.

I. Ordinances

- a. Draft Joint Zoning Update: Part 8 -Signs, a draft proposal ordinance was provided for review and comments.

Mr. McLucas stated that after looking back through the routine variances relating to signage, the most common ones were to exceed the aggregate total, to exceed the maximum square footage of an attached sign, and to exceed the number of freestanding signs allowable. Currently, directional signs are considered freestanding signs by the current definition. After looking at the frequent patterns for zoning approval, he is trying to incorporate provisions with this update that would eliminate some of that. In the proposal being reviewed tonight, he has made some updates by adding definitions, deleting definitions, and looking at requirements from other municipalities.

The discussion conclusion was to keep the proposed draft with the following changes:

1. Definition of Sign will remain the same: Any object, device, display or structure or part thereof which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.
2. Definitions "This term shall not include" letter D- change to read: outdoor signs intended for use within a property, such as menu signs for fast-food restaurant drive-through lanes, and directional signs.
3. Definitions listed under "This term shall not include" letter H- change to read: decorative seasonal and holiday banners. removing ~~on residential properties; and~~
4. §27-801.1.(D)- Two-Sided Signs- ~~With the exception of a variable message sign,~~ In computing the total permitted square foot area of a double-faced sign, only one side shall be considered, provided both faces are ~~identical and parallel~~ and not more than 12" apart.

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Otherwise, all sides shall be considered in calculating the total permitted square foot area. Also, look at York Township's Sign Ordinance for comparison.

5. §27-801.1.(E).2- For all uses, no sign exceeding 32 square feet in area may be located within 75 feet of a property line of a residential use ~~zone~~.
6. §27-801.1.(F) Illumination of Signs- Add language to include reducing illumination at night.
7. §27-803- ~~Permitted~~ Temporary Signs Requiring a Permit
8. §27-804- ~~Permitted~~ Permanent Signs Requiring a Permit
9. Permanent Freestanding Signs- *Keep proposed*. Permanent freestanding signs indicating the name and nature of a business on the same lot therewith, subject to the following:
 - a. Number. One such sign for each lot, except on (a) corner lots where a freestanding sign may be erected on each street frontage, and (b) on a lot having a frontage which exceeds the minimum requirement of that district, additional permanent freestanding signs for each 100 feet of excess frontage, but no single business shall be permitted more than one such sign on any one lot or contiguous lots.
 - b. Height. Such signs shall not exceed a height of 15 feet. Properties abutting arterial roads as classified in the Dover Township Comprehensive Plan shall not exceed a height of 18 feet.
 - c. Area. Maximum area for a freestanding sign is 50 square feet. Properties abutting arterial roads as classified in the Dover Township Comprehensive plan shall not exceed 80 square feet.
 - d. Setback. All signs shall be setback in accordance with the setbacks contained in Section 801

Add language to reduce brightness at night.

10. Wall Signs over 32 square feet should not be internally illuminated.
Maximum wall sign should not exceed 5% of the size of the building's wall.
The total shall not exceed 240 square feet or 5% of the face of the building parallel to the road frontage, whichever is greater. In the case of a double-frontage lot, the maximum would be based on the largest face that would be parallel with the road frontage.
Wall signs should be included in the aggregate totals.
11. Aggregate totals shall not exceed 240 square feet or 5% per building face. For multiple uses within a singular building, the frontage shall be calculated not more than 5% of each individual use.
12. §27-806.3- Digital display signs must maintain their images for a minimum of 10-15 seconds. ~~The sign shall be static between midnight and 5:00 a.m.~~
Mr. McLucas will do research on the illumination/dimming of the signs. It was mentioned to look at York Township and other municipalities for guidance.

Motion by Love, seconded by Miller, to forward the proposed working draft of the Zoning Ordinance update to the Board of Supervisors for consideration, along with the Planning Commission. All members voted aye; motion carried.

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II. Other Business

Mr. Stefanowicz commented that after reviewing the minutes from the August 31st, 2023 work session, he feels that the decision to update the Ordinance regarding Principal Solar Energy Systems only to be permitted by Special Exception in the Industrial Zone is going too far.

After a brief discussion, it was noted that the Planning Commission is a recommending body, these updates will be reviewed by the Board of Supervisors for final approval.

III. Correspondence

None

IV. Next Meeting

The next regular Planning Commission meeting will be held on Wednesday, November 1st at 7 PM, with an optional 6:00 PM Work Session

V. Adjournment

Motion by Love, second by Miller, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:36 PM.

Respectfully Submitted by:
Katina Wagner