



Dover Township
Planning Commission Meeting Minutes
Wednesday, October 4th, 2023

Vice Chairman Eric Harlacher called the Planning Commission meeting to order at 6:15 PM. Members present were Mark Miller, Monica Love, and alternate Stephen Stefanowicz. Present on behalf of Dover Township were Township Engineers, Terry Myers and Cory McCoy; Solicitor, John Baranski; and the Recording Secretary. Joining the meeting virtually was Township Zoning Officer, John McLucas. Absent with prior notice were Justin Bigam and Anthony Pinto. Three citizens were present for tonight's meeting. Chairman Hoffman arrived late.

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

I. **Minutes**

Motion by Miller, second by Stefanowicz, to approve the minutes as presented from the September 6th, 2023, Planning Commission meeting. All members voted aye; motion carried.

II. **Plans**

- a. PL 22-17 - 3G Enterprises – 4881 Paradise Road – Ag District
Request to authorize Signature of Component 4A Sewage Facilities Planning Module
Motion by Love, second by Miller to authorize Zoning Officer, John McLucas to sign the Component 4A Sewage Facilities Planning Module.

III. **Zoning Hearing Case Update**

- 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 was approved by the Zoning Hearing Board at the Zoning Hearing held on September 20th, 2023.

IV. **Work Session – Draft Joint Zoning Update**

Mr. McLucas stated that he sent Part 5, §27-502.G to the Township Solicitor for language to outline the regulation better.

- i. Part 5 – Supplementary Regulations, draft provided for comments.

Planning Commission

Discussion conclusion:

1. §27-502.1.G- An accessory structure/building, standing apart from the principal structure, shall be permitted only in the side or rear yard area, with the exception that accessory buildings shall be permitted in the front yard area in the A and CV Districts and on corner lots in residential districts in accordance with applicable district setback requirements. (See § 27-503.C.(2)(c)). Apartments or other living quarters shall not be permitted in an accessory structure/building, except as provided for in § 27-603 in applicable districts.
2. §27-502.1.G.2- No building permit shall be required for temporary accessory structures less than 100 square feet without a permanent foundation; such as, swing sets, play equipment, and the like, except swimming pools. See regulations within § 27-502.4, which apply to these structures.
3. §27-502.4.A- For all residential districts, accessory buildings shall not exceed 16 feet in height.
4. §27-503.C.5- Porches or patios, whether covered or not, shall be considered part of the main building and shall not project into any front or side building setback area. Uncovered porches, decks, patios, or awnings, attached to the principal structure, may be located not closer than ten feet to a rear property line. Covered or enclosed porches, patios, & decks shall adhere to principal building setbacks.

Note: Possibly add additional language to note that “Substructures cannot become habitual living space”.

5. §27-503.7.E- A dumpster shall not be permitted on any occupied residential property for longer than 60 days. A dumpster shall not be placed within any road right-of-way in any zone unless written authorization from the Township is obtained due to the individual lot size, grade, or other justified constraint. A dumpster located in the front yard area in a zone other than residential shall be fully screened from view.
 6. *Remove* §27-511. Drainage Upon Streets
 7. *Remove* §27-512. Obstruction to Drainage Prohibited
- ii. *Part 7 – Off-Street Parking & Loading (Future Review & Comment)*
1. §27-703.1- Schedule of required Parking Spaces, Residential: 2 spaces/dwelling unit, not including garage, Farmers Market: 100 square feet of floor sales area, whether indoor or outdoor, Medical Care Clinic or Facility: Employee plus 1 space per 300 sq. ft. of net floor area, Mini Storage/Self Storage Facility: 5 storage bays, plus 1 per employee. For a wholly enclosed self-storage facility, 1 space per 2,500 sq. ft. of gross floor area, Retail Store or Shop: 300 sq. ft. of floor area for public use plus one per

Planning Commission

employee on the two largest shifts, Shopping Center or Mall: 360 sq. ft. of gross leasable floor area, Vehicle Repair, Service/Gasoline Station: 1:2 service bay (i.e., 2 spaces per bay, not to include parking inside the bay itself.) plus 1 for each employee or 1 for every 300 sq. ft. of gross floor area, whichever is greater.

2. §27-704.2.B(2)- To encourage joint use of facilities on separate properties in areas of contiguous commercial development fronting on an urban principal arterial, a parking reduction of 20% may be granted to those uses which demonstrate safe and convenient walking distances between uses and meet the criteria in §27-704.B(1)
3. §24-710.3- Tractor and/or trailers; construction equipment, including but not limited to backhoes, dump trucks over 20,000 GVW, cranes, forklifts; and school buses, with the exception of vans, shall not be parked or stored in residential districts, except for local delivery.

iii. *Part 8 – Signs*

Mr. McLucas will pull together a draft for the next workshop meeting with the following suggestions from the Planning Commission:

1. Pull the Sign Variances for the last 5-10 years to see what was approved and denied.
2. Incorporate more specific definitions and diagrams from Warrington Township's Ordinance.
3. Lumination to include no flashing lights, no neon stripes, no chasers, and no blue or red lights.
4. Separate business logos and attached sign definitions.
5. The distance from the street should calculate signage size.

V. **Other Business**

Lisa Peters- 4490 Nursery Rd., - Attended tonight's meeting with the understanding that the Solar project was on the agenda. She was informed that they had missed the submission deadline for tonight's meeting and are now planning to be on the agenda for the November meeting. The agenda for that meeting will be posted the Friday before the scheduled meeting. She can also contact Mr. McLucas to confirm. Her concern is that the Solar plan that was previously submitted shows a Right-of-way easement located on her property that she did not agree to. The only agreed-upon easement is located at the back of the property. She wanted to be sure that it would be removed from the plan before being resubmitted.

VI. **Next meeting**

A special meeting will be held on October 18th at 6:00 PM, for the Zoning Update, Part 8- Signs.

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

Planning Commission

Future items to be addressed outside of the Joint Zoning Update are Accessory Family Dwellings, Tiny Homes with specific standards, and multi-principal dwellings per lot.

VII. Adjournment

Motion by Hoffman, second by Miller, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:40 PM.

Respectfully Submitted by:

Katina Wagner