



**Dover Township**  
**Planning Session Meeting Minutes**  
**November 15<sup>th</sup>, 2023**

Chairman Wayne Hoffman called the Planning Session meeting for the Draft Joint Zoning Update as advertised to order at 6:20 PM. Members present were Eric Harlacher and alternate Stephen Stefanowicz. Present on behalf of Dover Township were the Zoning Officer, John McLucas, the Township Engineer, Terry Myers, and the Recording Secretary. Absent with prior notice were Justin Bigham, Mark Miller, Anthony Pinto, and Monica Love. There were 6 citizens present at tonight's meeting.

It was noted that Stephen Stefanowicz would be a voting member at tonight's meeting.

**I. Ordinances- Draft Joint Zoning Update**

Mr. McLucas stated that an updated copy of the draft Joint Zoning Update proposal showing the edits that have been made has been handed out before tonight's meeting for comments and review.

The conclusion of the discussions held was to keep the proposed draft with the following changes:

**Part 1 – Title, Purpose, Community Development Objectives**

Members agreed to forward Part 1- Title, Purpose, and Community Development Objectives to the Board of Supervisors for consideration with no changes being made.

**Part 2 – Definitions**

1. It was suggested to change the wording regarding the 35% of the existing gross floor area in §27-202. Terms Defined, Land Development, Page 18, B, 4, to read:  
*“Expansion of an existing principal structure; up to 35% of the existing gross floor area of the building as it existed on the date of this amendment or any subsequent approved land development plan(s) or to a cumulative total gross floor area of 20,000 square feet, whichever is the lesser.”*
2. Page 9, ~~strike the definition of Common open space—a parcel or parcels of land or an area of water, or a combination of land and water within a development site and designed and intended for the use or enjoyment of residents of a development, not including streets, off-street parking areas, and areas set aside for public facilities.~~ And leave the definition but change the name of Open Space to *“Open Space, common- any parcel or area of land or*

*water essentially unimproved and set aside, dedicated, or designated for public or private use of enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.”*

3. Page 5, Definition of Brewery will be “*A manufacturing operation involved in the making, bottling, and distribution of beer.*”
4. Page 11, Definition of Distillery will be “*A manufacturing establishment whose principal use is for distilling, bottling, and distributing alcoholic liquors.*”
5. Page 20, Definition of Manufacturing change to read “*Uses that involve the primary production or refining of commodities from raw materials. Such uses shall include a Distillery and brewery as defined by this part.*”

### Part 3 – Zoning Districts, Map, Boundaries

Members agreed to forward Part 3- Zoning Districts, Map, Boundaries to the Board of Supervisors for consideration with the following changes being made:

1. § 27-301. Establishment of Districts, change CVO (Crossroad Village Overlay District) to *CRV. CRV needs to be defined.*
2. Striking ~~SRR Shallow Resource Recovery Overlay~~
3. Future Land Use Map to include the following revisions: The section that includes Trail Nurseries will be rezoned to Commercial, the area of the next phase in Dover Highlands will be zoned as Commercial, and an area off Fox Run Road and Alta Vista that includes Weigelstown Elementary School and Friendship Community Church will also be zoned Commercial. The residential homes along Fox Run will be zoned to R3. Schools will be allowed in the Commercial Zone to not create any non-conformities on the Use Chart.
4. Correct the Village Square area to not include the agriculture zone knockout.

### Part 4 – District Regulations (*Use Chart*)

1. *Strike Winery* from Tavern on the Use Chart, leave on Use Chart as a separate use: “*Winery, retail*” and “*Winery, vineyard.*”
2. *Add Brewery* to “*Distillery/Brewery*” on the use Chart as Special Exception in Commercial, Business Park, and Industrial.

### Part 5 – Supplementary Regulations

Members agreed to forward Part 5- Supplementary Regulations to the Board of Supervisors for consideration with the following changes being made:

1. §27-502.1. G Accessory Structures, change the wording to read: “*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 Part 6 in applicable districts.”*

#### Part 6 – Specific Standards for Uses

1. §27-613-(pg.15) Catering Facility strike number 2. ~~The site shall have direct vehicular access from an arterial or collector street.~~
2. §27-621-(pg. 19) ~~Strike- Convalescent/Nursing Home/Large Personal Care Facility~~
3. §27-618-(pg. 17) Conservation-Based Design- *change* section number in item 2. Environmentally Sensitive Areas. All subdivision and or land development plans containing environmentally sensitive features as identified on the ESA Overlay District development in accordance with §27-413 and ~~§ 27-621~~ §27-623. *“All plans shall conform to the Environmental Overlay District regulations and map and all other applicable township regulatory ordinances.”* After discussion, it was noted that it is now required for the developer to note on the Land Development plan what the 20% of Open Space will be intended for and who will be responsible for the upkeep of the open space.
4. §27-611-(pg. 9) Campground or Recreational Vehicle Park *add* a clause to the standards similar to the Special Event Venue standards to state *“Shall be permitted within any active agricultural use and must have been in agricultural use for at least two years before the filing of the application regardless of the zoning district.”*
5. §27-622 Distillery ~~strike Distillery~~ in the standards, *create* standards for Manufacturing to also include Distillery/Brewery. The definition for Manufacturing will read *“Uses that involve the primary production or refining of commodities from raw materials. Such uses shall include a Distillery and brewery as defined by this part.”* as noted above. *Change* Distillery to *Distillery/Brewery* on use Chart.
6. §27-643 Mineral Development- Mr. McLucas reported that the Geologist stated the definitions are good, but standards are still being reviewed.
7. Section numbers need to be updated throughout the zoning ordinance to reference the correct section numbers.

#### Part 7 – Off-Street Parking & Loading

Members agreed to forward Part 7- Off-Street Parking & Loading to the Board of Supervisors for consideration with changes/corrections from prior meetings made.

#### Part 8 – Signs

Members agreed to forward Part 8- Signs to the Board of Supervisors for consideration with changes/corrections from prior meetings made.

#### Part 9 – Nonconformities

Members agreed to forward Part 9- Nonconformities to the Board of Supervisors for consideration with no changes being made.

#### Part 10 – Zoning Hearing Board

Members agreed to forward Part 10- Zoning Hearing Board to the Board of Supervisors for consideration with no changes being made.

#### Part 11 – Administration & Enactment

Members agreed to forward Part 11- Administration & Enactment to the Board of Supervisors for consideration with changes/corrections made as listed above in Part 3- Zoning Districts, Map, Boundaries.

#### Part 12 – Wireless Communication Facilities

Members agreed to forward Part 12- Wireless Communication Facilities to the Board of Supervisors for consideration with no changes being made.

#### Part 13 – Planned Residential Development

Members agreed to forward Part 13- Planned Residential Development to the Board of Supervisors for consideration with no changes being made.

It was noted that Part 2-Definitions, Part 4- District Regulations (Use Chart), and Part 6-Specific Standards of Uses discussions will be continued at the next meeting.

**Motion** by Harlacher, second by Hoffman for the Board of Supervisors to look favorably upon Parts 1, 3, 5, 7, 8, 9, 10, 11, 12, and 13 of the Draft Joint Zoning Update as edited and modified at tonight's meeting.

Chairman Hoffman asked that any comments or concerns from the Board of Supervisors on the presented Draft Joint Zoning update be brought back to the Planning Commission for discussion.

## II. Public Comment

*Gina Myers* from Rohlers Church Road, Mrs. Myers stated that she would like to see a final draft of the Zoning update to review it before it gets voted on. She also stated that she hopes that the Planning Commission recommends that Solar Farms only be allowed in the Industrial and Commercial zones. Mrs. Myers also questioned what the timeframe would be for the public to review the Draft Zoning Update. It was explained that it would be forwarded to the County for review, and then the Township would advertise the final draft for a separate hearing to be held at a Board of Supervisors meeting for the final update to be adopted.

*Steve Myers* from Rohlers Church Road, Mr. Myers suggested that it may also be wise to consider only allowing property owners in the Agriculture Zone a certain percentage of land that they can use/cover with Solar panels. He hopes that the Planning Commission will look to the future and try to think ahead.

*Dave Sellers* from Old Carlisle Road, Mr. Sellers expressed his concerns on Solar fires and spoke about studies he read online stating that some states are not allowing Solar panels to be installed any longer due to fire safety issues. He also expressed his concerns about the rising cost of trash removal in Dover Township. He was instructed that he should attend a Board of Supervisors meeting to express those concerns, as the Planning Commission is not involved with the trash removal contracts.

### **III. Correspondence**

Mr. Hoffman presented an article on Crypto Mining from the Lancaster Farming Newspaper Vol.69, No. 4.

### **IV. Next meeting:**

The next regular Planning Commission meeting will be held on Wednesday, December 6, 2023, at 7 PM, with a 6 PM Planning Work Session to be held before the regular meeting.

### **V. Adjournment**

**Motion** by Harlacher, second by Stefanowicz, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:33 PM.

Respectfully Submitted by,  
Katina Wagner