



Planning Commission Meeting Minutes December 6th, 2023

Chairman Wayne Hoffman called the Planning Commission meeting to order at 6:15 PM on December 6th, 2023. Members present: Eric Harlacher, Justin Bigham, Mark Miller, Monica Love, and alternates Anthony Pinto and Stephen Stefanowicz, also present; Solicitor, John Baranski; Zoning Officer, John McLucas; Township Engineer, Terry Myers, Cory McCoy, C.S. Davidson, and the Recording Secretary. Three members of the public were present.

I. Approval of Minutes from October 4th, 2023, October 18th, 2023, and November 15th, 2023, Meetings.

Motion by Love, seconded by Harlacher to approve the Planning Commission Meeting Minutes from October 4th, 2023, as presented. All members voted aye; motion carried.

Motion by Harlacher, seconded by Miller, to approve the Planning Commission Meeting Minutes from October 18th, 2023, as presented. All members voted aye; motion carried.

Motion by Stefanowicz, seconded by Harlacher, to approve the Planning Commission Meeting Minutes from November 15th, 2023, as presented. All members voted aye; motion carried.

II. Ordinances- Draft Joint Zoning Update: Part 2 -Definitions of Terms, Part 4-District Regulations, and Part 6-Specific Standards for Uses.

Mr. McLucas stated that he gave each member a draft copy of the Board of Supervisors minutes from their November 11th meeting regarding their Zoning update discussion and gave a brief recap of the discussion that was held by the Board of Supervisors regarding the proposed Solar Ordinance.

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

1. Brewery/Distillery- Planning Commission members agreed with what is proposed in the Definitions. *Change* the Use Chart, to permitted by right in the Industrial zone only, to keep it consistent with Manufacturing.
2. Manufacturing- Create standards for Manufacturing and use standards from the Wholesale/Warehousing/Distribution Center as follows: *1) Access shall be via*

an arterial or collector road as identified in the Dover Township Comprehensive Plan. 2) Buffer yards and screening shall be provided as necessary to adequately protect neighboring properties. A buffer yard at least 50 feet wide must be provided on the site in all instances where the site adjoins a residential use or district. The buffer yard shall be naturally landscaped, have no impervious cover and shall not be used for building, parking, loading or storage purposes. Screening shall be provided for the length of the buffer yard in accordance with § 22-721 of the Subdivision and Land Development Ordinance [Chapter 22]. ~~3) No outdoor storage of commodities is permitted. Striking standard 3) No outdoor storage of commodities is permitted.~~ In both Manufacturing and Wholesale/Warehousing/Distribution Center standards.

3. Mineral Development- This has been sent to the Geologist for review, and they commented that what is being proposed looks good with some minor edits.
4. Group Home- *Change* on Use Chart to permitted by right in all zones, except for Commercial, Business Park, and Industrial to follow the Federal Fair Housing Act Guidelines.
5. Natural Gas- Compressor Station- *Change* on Use Chart to Special Exception in all zones. Standards will remain the same.
6. Park, Public & Non-Profit- *Delete* from Use Chart, keep Public/Semi-public facilities and it's uses.
7. Personal Service Shop- *Permitted* by right in the Crossroad Village, Village, Commercial, and Industrial zones, following the same guidelines as Retail Sales and Services. Definition to remain and read as follows: "*shall include barber and beauty shops, radio and television repair, repair shops for home appliances and tools, bicycles, guns, locks, shoes, and watches, tailor and dressmaking shops, laundry and dry cleaning establishments, photographer's studio, or any other similar establishment providing personalized service to customers.*"
8. Drive-Thru- *Add* a specific standard for drive-thru as an Accessory Use. Create standards based on menu boards, lighting, noise, screening, access, parking, stacking lanes and traffic flow. Referencing restaurant and bank standards. *Add* a definition for drive-thru.
9. Restaurant, drive-thru- *Remove* from Use Chart.
10. Retail Sales and Services (with drive-thru)- *Remove* from Use Chart.
11. Short term rental- *Strike* for now, will be addressed at a later date.
12. Special Event Venue- *Added* note in standards to allow on existing Ag uses.

13. Tavern/Micro-brewery/Micro-distillery/Nightclub- *Strike* Winery from this group. Standards to read: 1. *The facility shall be licensed in accordance with the requirements of the Commonwealth and any other applicable permitting and regulatory agencies.* 2. *Setbacks: a) The building entry shall not be located closer than 100 feet from a property line of a residential use, nor 150 feet from a property line of an existing house of worship, school, care facility, public building, library, park or playground. b) Outdoor seating area(s) shall not be located closer than 100 feet from any property line of a residential use within a residential zone. c) Outdoor seating area(s) shall not be located closer than 50 feet from any property line of a residential use in a non-residential zone. Vegetative screening and a noise barrier, such as a privacy fence, shall be provided. d) No outdoor entertainment or music is permitted within 150' of a property line of a residential use. e) Outdoor seating areas along arterial roads may be located within the front setback area provided they are not closer than 35 feet from the street right of way. Protective barriers shall be installed for any seating area located in front of a building. f) Buffer yards and screens shall be designed in accordance with the Dover Township Subdivision and Land Development Ordinance.* 3. *No new customers shall be seated at an outdoor seating area after 10:00 p.m.*
14. Theater- *Updated definition for Retail services to read: "Retail services - establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including eating and drinking places, finance, real estate and insurance, theaters for motion pictures or theatrical productions such as plays or musicals, amusement and recreation services, health, educational, and social services, museums, and galleries but not including commercial recreational facilities."*
15. Vehicle Sales, Service, Repair and/or Body Shop- Updated standards to: *"Minimum lot area for vehicle sales shall be 1.5 acres"*
16. Wind and energy-related uses- *Change the Use Chart, allowed by Special Exception in Conservation and Agriculture zones only. Remove Solar Farms from this definition. Principal Solar Energy Systems (PSES) has separate standards and definitions.*

Motion by Harlacher, second by Brigham, to forward the proposed Part 2 -Definitions of Terms, Part 4-District Regulations, and Part 6-Specific Standards for Uses of the Draft Zoning Update along with all associated edits & discussions to the Board of Supervisors for consideration. All members voted aye; motion carried.

III. Other Business

Gina Myers, 1046 Rohlers Church Rd. -Thanked the Planning Commission for all their hard work and the time they spent on the Draft Joint Zoning update. She also asked

what the Planning Commission's recommendation to the Board of Supervisors regarding the Solar ordinance was. Mr. McLucas explained that the Planning Commission members reviewed the ordinance from the York County Planning Commission that was provided to them by her along with all comments. After all discussion it was the Planning Commission's recommendation to the Board of Supervisors to allow it only in the Industrial zone. Mr. Stefanowicz explained that the consensus of the Board of Supervisors was that they felt that Industrial shouldn't be the only zone it is permitted, but the board members had different opinions on it. They were going to review it again and have further discussion on it at the next meeting. It was also noted that the final draft will be made available to the residents for review before the hearing to adopt it.

Marie McInerney, 6331 Salem Run Rd.- Expressed her concerns about the Solar Ordinance, she agrees with what the Planning Commission has submitted for a recommendation. She is concerned that the Board of Supervisors may not agree with that recommendation. She feels that the public may not have been heard. It was explained that sometimes the Board of Supervisors do not respond right away, as they want to gather more information, but they are listening to the public's concerns.

Mr. McLucas informed the Planning Commission members of Ms. Georgia Sprenkle's passing. Georgia was an employee of Dover Township and served the community of Dover for 35 years.

IV. Next Meeting

Wednesday, January 3, 2024, at 7 PM.

V. Adjournment

Chairman Hoffman adjourned the meeting at 9:35 PM. **Motion** by Harlacher, seconded by Love. All members voted aye; motion carried.

Respectfully Submitted by,

Katina Wagner
Recording Secretary