

**DOVER TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MINUTES
January 22nd, 2024**

The Dover Township Board of Supervisors Work Session for Monday, January 22nd, 2024, was called to order at 6:02 PM by Chairperson Stephen Stefanowicz in the Dover Township Board of Supervisors meeting room. Supervisors present were Chuck Richards, Stephen Parthree, and Michael Cashman. Robert Stone was absent with prior notification. Other Township Representatives in attendance were Laurel Oswalt, Township Manager; John McLucas, Planning Director; Terry Myers, Township Engineer; Cory McCoy, CS Davidson, Christian Miller, Solicitor, and Brooke Scarce, Township Secretary. There was 1 member of the public present.

This meeting is being recorded for the purpose of minutes only.

ZONING ORDINANCE UPDATE

J. McLucas stated that the Board has already received a draft copy of the use chart that outlines every use within the Township and where it is permitted. The copy that the Board received is a marked up version based on all the comments and discussion with the Planning Commission. If any of the Board members have a question about any of the uses, where they are allowed, or any of the definitions, he is happy to discuss the topic further.

S. Parthree questioned what are the yellow highlights.

J. McLucas stated that the yellow highlights were proposed new types of dwelling units. He highlighted them because they are going to be removed and we are just keeping the current dwelling units that are in place now.

M. Cashman stated that the intent is to do something with the proposed dwelling units in the future.

J. McLucas stated that tiny homes and short-term rentals are something that will be looked at in the future.

J. McLucas pointed out the following new uses to the Board members: animal daycare facilities, adaptive reuse, cryptocurrency mining, brewery/ distillery, medical marijuana, mineral development, and mini storage facilities.

S. Stefanowicz stated that he did not see campgrounds/RV parks listed under commercial use.

J. McLucas stated that after discussion with the Planning Commission, there was a provision added to Part 6 that any existing agricultural property that has been in agriculture two years prior would qualify to turn their property into a campground/RV park.

J. McLucas stated that new criteria has been added for drive-through facilities; there will be a separate set of standards for the specific drive-through facility itself.

S. Parthree questioned if facilities that offer curb side pickup would be considered a drive-through.

J. McLucas stated that in addition to offering curb side pickup they have to meet the required parking lot spaces for the size of the facility. In addition, there was also a use that allowed a winery but there were no standards, so that use has been updated with the necessary standards.

J. McLucas stated since the Board has no further comments, all the edits will be consolidated into an adopting ordinance.

S. Stefanowicz questioned when the public will be able to review the ordinance and offer comments.

J. McLucas stated that as soon as the ordinance is drafted and advertised, the public will be able to review the ordinance and offer comments before the public hearing to adopt the ordinance is held.

With no further discussion on this matter, Chairperson Stephen Stefanowicz adjourned the Work Session at 6:25 PM to be followed by an executive session on personnel and then the regular Board of Supervisors meeting at 7:00 PM.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary