



Planning Commission Meeting Minutes
January 3, 2024

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:01 PM on January 3rd, 2023. Members present: Eric Harlacher, Justin Bigham, Mark Miller, Monica Love, and alternate Stephen Stefanowicz, also present; Solicitor, John Baranski; Zoning Officer, John McLucas; Township Engineer, Terry Myers, Cory McCoy, C.S. Davidson, and the Recording Secretary. Anthony Pinto was absent with prior notice. Six members of the public were present.

I. Approval of Minutes from December 6, 2023, Planning Commission Meeting.

Motion by Bigham, seconded by Miller to approve the Planning Commission Meeting Minutes from December 6th, 2023, as presented. All members voted aye; motion carried.

II. Plans

- a. **PL 23-6 - Bull Road Logistics** - Preliminary Land Development Plan - 200 Acres Lot Consolidation & 3 Warehouses totaling \pm 1.9M SF – Industrial District.

The applicant has requested to have their plan tabled to allow them more time to work out a few easement issues. Mr. McLucas stated that they have provided a letter of extension for the review time associated with this plan.

Motion by Harlacher, second by Miller to table PL 23-6 - Bull Road Logistics- Preliminary Land Development Plan. All members voted aye; motion carried.

- b. **PL 23-9 – 5061 Carlisle Road**– Preliminary/Final LD Plan & Lot Line Amendment – 108 Outdoor Storage Spaces (Boats/RV’s) & 185 Enclosed Units – Business Park District.

The applicant has requested to have their plan tabled due to stormwater improvements and NPDS regulations.

Motion by Harlacher, second by Love to table PL-23-9 - 5061 Carlisle Road– Preliminary/Final LD Plan & Lot Line Amendment. All members voted aye; motion carried.

- c. **PL 23- 10 – 2411 Emig Mill Road** – Weiglestown Childcare Lot Consolidation – Commercial District

Patti Fisher with James R. Holley and Associates was present on behalf of the applicant. The applicants William & Cheryl Wentz are the owners of Weiglestown



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Childcare, LLC located at 2411 Emig Mill Road, and would like to do a common ownership merger to join three parcels, two of which front onto Emig Mill Road and the other lot fronts onto Grenway Road. Weigelstown Child Care, LLC is currently located on one of the parcels that front onto Emig Mill Road, the other is a vacant lot. The lot that fronts onto Grenway Road currently has a few parking spaces for the Childcare Center use.

C.S.Davidson's letter dated December 22, 2023, was reviewed. Outstanding items: 1) There appears to be inconsistencies with the existing and proposed net and gross lot area between the plans and lot area table. (§22-601.2.C), Consolidated lot gross area should read 2.30 acres; 2) Prior to final plan approval, a disk in an electronic format compatible with the Township GIS system shall be provided. (§22-501.2.A); 3) The name, address, seal, registration number, date, and signature of the professional engineer or professional land surveyor responsible for the preparation of the plans shall be provided. (§22-501.2.F); 4) The notarized signature(s) of the legal and/or equitable owner(s) certifying concurrence with the plan shall be provided. (§22-501.2.H); 5) Where a subdivision abuts or contains an existing street of inadequate width, the developer shall provide sufficient additional right of way and cartway widths to meet the following standards. (§22-704.B) Adequate right of way exists and no development is proposed, therefore, no street widening is required currently. Added comments: 6) Township Public Works comments shall be addressed prior to final plan approval. 7) Access easement lot lines shall be addressed and corrected.

One waiver is being requested §22-704.B- Street Improvements: SALDO item #5- Where a subdivision abuts or contains an existing street of inadequate width, the developer shall provide sufficient additional right of way and cartway widths to meet the following standards. (§22-704.B) Adequate right of way exists and no development is proposed, therefore, no street widening is required currently.

There is a note on the plan that concrete curbs and sidewalks shall be installed in accordance with the Dover Township construction and materials specifications by the owner, within six months after written receipt of written notice from Dover Township.

Motion by Harlacher, seconded by Bigham, to recommend approval to the Board of Supervisors of waiver request §22-704.B- Street Improvements. All members voted aye; motion carried.

Motion by Bigham, seconded by Love, to recommend approval to the Board of Supervisors of the William T. and Cheryl D. Wentz Final Subdivision Plan #PL 23-10, located at 2411 Emig Mill Road, Weiglestown Childcare, LLC, subject to the



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satisfactory resolution of the following open items from the C.S. Davidson letter referred to above: 1, 2, 3, 4, 6, and 7. All members voted aye; motion carried.

III. Ordinance(s)

Mr. McLucas gave an update on the Joint Zoning update. All parts have been forwarded to the Board of Supervisors. He believes that the Board of Supervisors have reached a consensus on most of the parts, but still must finalize comments they might have on Parts 2, 4, and 6 along with the signage regulations. A work session was held and there were several members of the public in attendance who had questions about the solar ordinances. After discussions were held at the work session the consensus of the Board was to look at different options for agricultural fencing vs. chain link. Also, possibly regulating solar farms to only be permitted on a certain undetermined percentage of a lot, requiring screening around the entire project, and removing it from the R1 zone. There will be more discussion regarding the zoning update at a future Board of Supervisors meeting to finalize.

IV. Public Comment

Eric Myers from 2050 Park Street, expressed his concerns regarding the increase in traffic on Township roads with the proposed Warehouse plans, particularly Park Street as it is already being used as a cut-through from Canal Road to Carlisle Road.

Mr. McLucas explained that multiple intersections are being studied and slated for improvements to accommodate the additional traffic. With the information that was provided with the plan, it was stated that 50% of the truck traffic would be headed South on Bull Road and the other 50% would be heading East on Canal towards Interstate 83, future Exit 26. The Township does recognize that there are significant infrastructure improvements that will need to be completed with a project of this size, they are working with the Developer to ensure those necessary improvements are made.

Mr. Myers noted that this project also suggests a few interim improvements which may include a temporary traffic signal at the Canal Road and Bull Road intersection until PennDOT completes its planned improvement of that intersection. The other intersection being looked at is Hilton Avenue at Bull Road where they have proposed turning lanes on Bull Road along with a traffic signal, and the third intersection is located at Susquehanna Trail and Bull Road also to receive improvements. These intersections have not been finalized but anticipate they would all be completed before a certificate of occupancy is provided to the Warehouses.

Members of the planning commission encouraged Mr. Eric Myers to attend the upcoming meetings to be sure his concerns are heard and can be addressed.



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Jeffery Coats from 2076 Dorwood Drive was looking for some guidance on applying for a possible dimensional variance. He would like to build a 23-foot-wide attached two-car garage onto his home, and in doing so this would put his garage five feet from the property line. The property has a ten-foot side setback requirement.

It was explained to Mr. Coats that he would have to present to the Zoning Hearing Board what the hardship would be, as he could build a garage that would comply with the ordinance.

V. Next Meeting

The next Planning Commission meeting will be held on February 7th, 2024, at 7 PM.

VI. Adjournment

Chairman Hoffman adjourned the meeting at 8:13 PM. **Motion** by Harlacher, seconded by Miller. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner
Recording Secretary