

Dover Township  
Zoning Hearing Board  
April 18, 2018

Vice Chairman Phillip Brown called the meeting to order at 7 p.m. Members present: Jeffrey Edmonds, Robert Wright, Steven Barkdoll, Richard Pope. Also present: Zoning Officer Georgia Sprengel, Solicitor Mike Craley, Stenographer Tammy Rinehart, Recording Secretary, and seven citizens. Chairman, Jane Ginter was absent

It was noted that Richard Pope will be designated as an official voting member for tonight's meeting, in the absence of Jane Ginter.

I. **Reorganization**

**Motion** by Barkdoll, second by Wright, to keep the slate of officers for 2018 the same as 2017: Chairman, Jane Ginter; Vice Chairman, Phillip Brown; and Chairman Pro Tem, Steve Barkdoll. All members voted aye; motion carried.

II. **Minutes**

Minor correction – Robert Wright was indeed present.

**Motion** by Wright, second by Barkdoll, to approve the minutes of the meeting of June 21, 2017. All members voted aye; motion carried.

III. **Zoning Case**

A. ZHB-18-1, Dover Partners/Bell-Mark Technologies; application for Variances for Sections 27-902, expansion of non-conforming use; 27-402.5.G, lot coverage.

Three members of the audience were sworn in. Present on behalf of the applicant: Attorney Steven Hovis. Exhibits were submitted as part of the record. The original application included four Variances; two might be deemed irrelevant. The five-acre requirement and parking space variances are likely to be removed. Expansion of non-conforming use and lot coverage are still relevant.

Dale Miller, General Manager of Bell-Mark, was present. He gave the history of the company (in the Township since 1989); there are 73 employees. The company makes printing equipment; they do not do any printing onsite.

Exhibit 1 was discussed, location of property on the map, showing all three of the parcels involved. There are 18 employees in the machine shop building. In the other building are the balance of the employees (55); included in that number are 15 service technicians who travel and do not work in this facility. They are very seldom on site. The Planning Commission felt that these 15 employees should not actually be counted in the largest shift count, which determines the number of parking spaces required. This company has one shift, 7 a.m. to 5 p.m.

Surrounding area/neighborhood: across Canal Road is a farm field; to the south is a grass field; to the east are eight residential lots before the next intersection (two of those homes belong to Bell-Mark employees); to the west is a single-family residence with garages. This neighbor had no problem with the request. The next neighbor to the east has no problem either.

Exhibit 3-8 are photographs. Attorney Hovis led Mr. Miller through what these photographs show. Regarding the number of employees—they intend to hire enough to make 78 employees to replace some who recently retired. Technically, 43 employees are working onsite (the 15 technicians aren't there, but are included in the total number of employees). The

applicant is proposing a 9,000 square foot building addition. In the main building is storage warehousing, manufacturing, offices and engineering department, lunchroom, and a showroom. The machine shop is a converted chicken barn. In 2007, the facility burned down, and the Township approved the current facility, which has proved to be too small now.

In trying to figure out how to expand this building, several options were examined to try to use the current facility with a balcony, etc. Those options were not feasible.

The expansion will not result in increased truck traffic, no increased shifts, no additional noise (the whole operation is fairly quite), no odors, proper lighting in accordance with Township requirements. The outside appearance will match the existing building.

The expansion of a non-conforming use provision would limit the expansion to 35%, or 8,400 square feet, hence, this application for a Variance to expand by 9,000 square feet.

The applicant has 69 parking spaces currently, which is ample. Mrs. Sprenkel confirmed that there's enough parking.

Mr. Craley asked for clarification on a photo. He also discussed how the applicant came about the 9,000 square feet space, in order to continue operating under the current business plan, not necessarily to expand the nature of the building. As to the parking, Mr. Craley asked Mrs. Sprenkel her interpretation of the offsite technicians. She feels that the applicant does not need the Variance for the parking, as the offsite technicians seldom are there. And with the other lot being a stand-alone lot, the Variance for lot size is not needed, either.

Jeff Spangler, James Holley Associates, was present to testify to his preparation of the proposal and the associated land development plan. The proposed roof line will be slightly lower than the existing building.

From the audience, there were no questions or testimony.

The Planning Commission unanimously recommended approval of waivers 1 and 2, expansion of the non-conforming use and exceeding the impervious coverage (Sections 27-902 and 27-402.5G). The Planning Commission also unanimously recommended that the other two Variances (3 and 4) be deemed not applicable (Sections 27-703 and 27-402-5B(2)) and be stricken from the application.

Hearing closed.

At 7:47, the meeting reconvened.

**Motion** by Wright, second by Pope, to approve the requests for Variances by Bell-Mark. All members voted aye; motion carried.

#### IV. Other Business

There will likely a meeting in May.

**Motion** by Brown, second by Wright, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Julie B. Maher,  
Recording Secretary