



Planning Commission Meeting Minutes
January 8th, 2025

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:00 PM on January 8th, 2025. Members present were Eric Harlacher, Justin Bigham, Mark Miller, Monica Love, and alternate Anthony Pinto. Other Township Representatives in attendance were John Baranski, Solicitor; John McLucas, Zoning Officer; Terry Myers and Cory McCoy Township Engineers with C.S. Davidson; and the Recording Secretary. Stephen Stefanowicz was absent with prior notice. There were no members of the public present.

I. Reorganization

Motion by Bigham, second by Love, to reappoint Wayne Hoffman as the Chairman, Eric Harlacher as the Vice Chairman, and Justin Bigham as the Secretary of the Planning Commission. All members voted aye; motion carried.

II. Approve the Minutes from the Planning Commission meetings held on November 6th, 2024, and December 4th, 2024.

Motion by Bigham, seconded by Harlacher, to approve the Planning Commission Meeting minutes from the November 6th, 2024, meeting. All members voted aye; motion carried.

Motion by Love, second by Miller, to approve the Planning Commission Meeting minutes from the December 4th, 2024, meeting. All members voted aye; motion carried.

III. Public Comment

None

IV. Plans for Consideration

- a. PL 23-7 – Dover Solar I - Preliminary Land Development Plan - Installation of Principal Solar Energy System (PSES) Various lands in Industrial, R1, & Ag District.



Planning Commission Meeting Minutes
January 8th, 2025

The applicant was present at tonight's meeting to request a waiver from SALDO 22-717.2, which states that "Greenways, as identified in the Dover Borough/Dover Township Joint Comprehensive Plan, shall be shown on the development plan and appropriate land shall be dedicated for the development of a greenway. Township staff has identified greenways as a requirement of the project based on a portion of the project's proximity to Fox Run. The greenway areas based on the mapping provided in the 2023 Joint Comprehensive Recreation Parks and Open Space Plans have been identified in our proposed development plans. Township staff requests the dedication of portions of the greenway area within Fox Run's floodplain as a pedestrian walking trail easement that will generally follow an existing sanitary sewer easement through the same location. The landowner does not want to give up land rights for a connection corridor for pedestrian use through the greenway. After talks with the landowners and some of the Board members, they feel that the greenway dedication in terms of a trail easement is unnecessary for this type of project. The project itself is an energy-generating facility, and throughout the entire review process, it has been everyone's stance to hide the project, buffer the project, and screen the project. The proposal will now give pedestrians the right to walk alongside the project and feel it could be a safety hazard.

If the waiver is granted, will the proposed trail be disconnected? It was stated that the subdivisions being built out in the Shadowbrooke area will all be disconnected as this project is a huge connection point. The project is located on Cardinal Lane, on the north side of the stream. To get to the sewer easement, you must walk up Cardinal Lane and come along the stream to navigate the proposed trail. There is no direct connection to the parcel in question. There is no direct connection to the parcel in question. The existing bridge on Cardinal Lane is not currently safe for pedestrians.

It was questioned if the landowner would be willing to grant the easement if there were language stating that the Township doesn't develop it until the property is sold. It was mentioned that the landowner was hesitant from the



Planning Commission Meeting Minutes
January 8th, 2025

beginning but no longer wants to grant the easement. The developer is currently looking to get additional right-of-way from the landowner for the roads.

It was mentioned that the developer has recently gone before the Board of Supervisors to get a consensus. The board was generally of the opinion that the landowner should not have to grant the easement. It was questioned if the Township got the easement and prohibited public access until the trail was improved, how would they go about that? It was suggested that a note be placed on the plan with language stating that public access would be prohibited until such time as the greenway/trail had a feasible connection point.

It was noted that the planning commission looks at the township as a whole and should consider connectivity following the comprehensive plan.

Motion by Love, second by Miller, to deny the waiver request 22-717.2 and note to the Board of Supervisors that they work with the developer and property owner to specifically define the use of the greenway in accordance with the Joint Comprehensive Recreation Parks and Open Space Plan. All members voted aye; motion carried.

V. Zoning Hearing Cases

None

VI. Ordinance(s) for Consideration

- a. Discussion on possible text amendment to Part 9- Nonconformities

Discussions were held on allowing the continuation of a nonconforming building line without having to appear before the Zoning Hearing Board. Examples were given to the planning commission members from other Townships to review. After discussion, it was decided that the Planning



Planning Commission Meeting Minutes
January 8th, 2025

Director and the Township Engineer would strike #3 from §27-902 and alter the language in #2 of §27-902 to address the issue. They will present the final draft at the next Planning Commission meeting.

VII. Correspondence/Other

None

VIII. Next Meeting

The next Planning Commission meeting will be held at the Municipal Building at 2480 W. Canal Road on Wednesday, February 5th, 2025, at 7:00 PM.

IX. Adjournment

Chairman Hoffman adjourned the meeting at 9:00 PM. **Motion** by Love, seconded by Harlacher. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner
Recording Secretary