



Planning Commission Meeting Minutes  
March 5<sup>th</sup>, 2025

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:01 PM on March 5, 2025. Members Eric Harlacher, Justin Bigham, Mark Miller, and alternates Anthony Pinto and Stephen Stefanowicz were present. Other Township representatives in attendance included Solicitor John Baranski; Zoning Officer John McLucas; Township Engineers from C.S. Davidson, Terry Myers, and Cory McCoy; and Recording Secretary Tina Wagner. Monica Love was absent with prior notice. Six members of the public were also present.

**I. Approval of the minutes from the Planning Commission meeting held on January 8, 2025.**

**Motion** by Miller, seconded by Harlacher, to approve the minutes from the Planning Commission meeting held on January 8, 2025. All members voted aye; motion carried.

**II. Public Comment**

There were no comments from the public.

**III. Plans for Consideration**

PL 24-6 – Dover Highlands Phase 3 Preliminary/Final Land Development – 68 Apartment Multi-Family Development – R4 District

Bob Sandmeyer, with Site Design Concepts, was present on behalf of the preliminary Dover Highlands Phase 3 plan. He stated that the new plans had been corrected and now state “preliminary” instead of “final.” Phase three is about sixteen acres with six buildings that hold about 68 units in total. Two buildings will have three levels, a basement apartment, and two apartments above. The rest of the buildings will have two levels only. A spa/health center and office will be located in one of the buildings. A walking trail on the plan circles the project site; it is a combination of bike and walking paths. Phase 3 will be serviced by public water and public sewer along with the other completed phases. They will be planting a screening buffer along the residential adjoining properties. Phase 1 and Phase 2 buildings are roughly 50% occupied. There will be a temporary cul-de-sac at the end of Intermediate Avenue. The intent throughout this project was to bring Intermediate Avenue up and tie it into Carlisle Road to help eliminate some of the left-hand turns and traffic through the square in Dover. The intersection has gone through an Intersection Control Evaluation with PennDOT, and the recommended alternative was a roundabout at the intersection of Carlisle Road, Harmony Grove Road, and Intermediate Avenue. The developer has agreed to provide Dover Township with some land that will



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offset the land required by Trail Nurseries and Harmony Grove Church to connect from Intermediate to Harmony Grove.

The construction for the roundabout is estimated to start in 2026 and finish in 2027.

Designs are ready to be submitted to PennDOT for approval. Multi-modal transportation grants will be applied for. The pedestrian/bike path will be maintained by the property owner, and it may be included in the street right of way. Vertical construction for Dover Highlands Phase 3 will begin in 2026 and continue into 2027.

**Motion** by Bigham, second by Harlacher, to recommend approval to the Board of Supervisors of the waiver requests submitted by Dover Highlands Phase 3 Preliminary land development plan waiver requests §22-704.A, §22-710.1 and §22-711.1. All members voted aye; motion carried. M. Miller abstained from voting due to a conflict of interest as a landowner of an adjoining property.

They will be back to the Planning Commission once addressing outstanding items from CS Davidson's comment letter dated March 28, 2025.

#### IV. Zoning Hearing Cases

ZHB 25-1 – 6430 Harmony Grove Road – Crossroad Village Overlay District

Application by Kerri Gibson of 6430 Harmony Grove Road requesting a Special Exception to permit a Domiciliary Child Day Care Facility pursuant to §27-615.4.

Kerri Gibson and her son Mitchel Czarneski from 6430 Harmony Grove Road came before the Planning Commission requesting a special exception to permit a Domiciliary Child Day Care Facility pursuant to §27-615.4. Barb Green from Community Connections for Children, Marrietta, PA, was also present. Barb is helping her get the licensing and certifications needed through the state. They have already been given a grant of \$20,000.00 to install fencing for the yard and paving of the driveway. Parking will be off-street and will be sufficient for residential use and the drop-off and pick-up of all children. There will be one to six children. The hours of operation will be Monday through Friday, 6:00 am to 6:00 pm. The septic system and water filtration system have been newly installed and hold enough capacity for a daycare. The daycare will not create any traffic congestion and will have proper sight distance for cars pulling out onto Harmony Grove Road. The driveway can hold up to eight cars and there is an additional two parking spots along the road on a parking pad.

**Motion** by Bigham, seconded by Miller, to recommend approval to the Zoning Hearing Board of the special exception of §27-615.4 located at 6430 Harmony Grove Road, Dover, PA 17315, with meeting all the requirements listed in the application. All members voted aye; motion carried.



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**V. Ordinance(s) for Consideration**

A discussion on a text amendment to Part 9- Nonconformities was held, and it was decided that it would be forwarded to the Board of Supervisors for approval as written in the updated draft.

**Motion** by Harlacher, second by Bigham, to look favorably upon the updated text amendment to Part 9- Nonconformities as written to the Board of Supervisors. All members voted aye; motion carried.

**VI. Correspondence/Other**

The 2024 Plan Report was reviewed.

**Motion** by Harlacher, seconded by Miller to forward the 2024 plan report to the Board of Supervisors for approval. All members voted aye; motion carried.

PMEI Training- *How to Build a Better Planning Commission* will be held on May 15<sup>th</sup> for Planning Commission members at 6:30 pm.

Discussion was held regarding the Ag Heritage, Preserved Farms Signs, and Potential Site Locations, including Hoffman Farms and Smyers Farms.

**VII. Public Comment**

There were no comments from the public.

**VIII. Next Meeting**

The next Planning Commission meeting will be held at the Dover Township Community Building located at 3700 Davidsburg Road on Wednesday, April 2<sup>nd</sup>, 2025, at 7:00 PM. All 2025 Planning Commission meetings will be held at the Dover Township Community Building located at 3700 Davidsburg Road.

**IX. Adjournment**

**Motion** by Harlacher, seconded by Bigham, to adjourn the meeting at 9:06 PM. All members voted aye; motion carried.



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Respectfully Submitted by,

Tina Wagner  
Recording Secretary