



Planning Commission
Special Meeting Minutes
April 25th, 2024

Chairman Wayne Hoffman called the special Planning Commission meeting to order at 6:15 PM on April 25th, 2024. Members present: Eric Harlacher, and alternates 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. Justin Bigham, Monica Love, and Stephen Stefanowicz were absent with prior notice. There were 2 members of the public present.

Anthony Pinto will be a voting member at tonight's meeting.

I. Ordinance & Correspondence

Dover Township Zoning Ordinance Amendment/Comprehensive Update- YCPC Project #24-005.

The purpose of the special meeting tonight is to go over the final draft of the Zoning Ordinance update that the Planning Commission has been reviewing over the past year. The draft with all the edits was sent to the York County Planning Commission for their review. The Township has received a review letter back from the York County Planning Commission with a summary of their comments and they are recommending adoption.

York County Planning Commission letter dated April 17th, 2024, was reviewed with the following comments:

- 1) In Subsection 2.(d), the definition for Land Development is not consistent with the definition for land development in the PA MPC. The township should consider removing this subsection 2(d) from the definition section in the Zoning Ordinance. In addition, excluding building expansions from land development approval is not advised. If the Township decides to keep this exception, it should be included in the Township SALDO and not in the definition of Land Development.

This comment has been disregarded. It was decided that the current definition would remain the same.

- 2) In the definition of Manufacturing, it states that "such uses shall include a Distillery & Brewery." This definition implies that a Distillery & Brewery are required in any manufacturing use. Township officials should review this language.

The definition of Manufacturing was restructured to read as "Manufacturing - uses that involve the primary production or refining of commodities from raw materials. A Distillery or Brewery, as defined by this Part, shall be considered a type of manufacturing use."



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Dover Township Planning Commission also restructured the Agricultural operation definition in a similar fashion – orchard, fruit farm, etc. shall be considered a type of agricultural operation.

- 3) The definition section includes the addition of micro-brewery/brew pub and micro-distillery; however, the same terms are being used in the definition of Tavern. The YCPC suggests that this definition should refer to the definition for micro-brewery/brew pub and micro-distillery for clarity.

Dover Township Planning Commission amended the tavern definition to add “see also Micro-brewery/brew pub & Micro-distillery.”

Tavern, Micro-brewery, Micro Distillery, and Nightclub will be allowed by Special Exception in the Crossroad Village and Village zone and as a Permitted use in the Commercial, Business Park, and Industrial zone.

- 4) The proposed use chart being added to Part 4 of the ordinance includes “Accessory Apartment” in the list of Dwelling Types but does not indicate in which zones they are permitted.

The Use Chart was updated to match Accessory Family Dwelling Units & our existing allowed zones.

- 5) The proposed use chart being added to Part 4 of the ordinance includes “Medical Marijuana Dispensary/Grower/Processor”. This use is proposed to be permitted by special exception in the Conservation District and in the Industrial District and is a permitted use in the Agricultural District. An error existed in the Use Chart submitted to the County where dispensary/grower/processor were all combined. The Uses were separated & the Use Chart has been updated per 8/24/23 Planning Commission Meeting to: Medical Marijuana Dispensary would be permitted by Special Exception in the Village, Commercial, Business Park, and Industrial zones. Medical Marijuana Grower/Processor will be permitted by Special Exception in Conservation, Permitted by right in Agriculture, and by Special Exception in the Industrial zone. This satisfies the State Law requirement.

- 6) In Section 27-660., Principal Solar Energy System, Subsection H.5., there are typographical errors in Letter C.(1), C(2), and C.(3). In addition, in Letter F.(2), F.(4) and F.(5) of the same subsection, there are “blanks” where text should be. Please fill in the blanks with the correct text.

The blank spaces have been updated with “Board of Supervisors.”



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Removed commas after “OR” and changed previous section number reference to just “This Section” (27-660.1), removed underscores in previous % boxes.

Part 4 – Conservation District: Amend 27-402.2. F (Land Clearing) to read: Land clearing: a maximum of 20% of a residential lot may be cleared of trees, excluding the area of up to 50’ in width needed for adequate lot access.

Motion by Harlacher, second by Pinto to recommend the Board of Supervisors look favorably upon the updated 2024 Dover Township Zoning Ordinance draft with the amended comments from the York County Planning Commission review letter dated April 17th, 2024, and to also include the recommended change regarding the land clearing percentage in the Conservation District. All members voted aye; motion carried.

II. Next Meeting

The next Planning Commission meeting will be held on Wednesday, May 1st, 2024, at 7:00 PM at the Dover Community Building located at 3700 Davidsburg Road. This will be advertised relocation notice will be posted at the Township Building.

III. Adjournment

Chairman Hoffman adjourned the Planning Commission meeting at 7:31 PM. **Motion** by Pinto, second by Harlacher. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner
Recording Secretary