



Planning Commission Meeting Minutes December 4th, 2024

Chairman Wayne Hoffman called the Planning Commission meeting to order at 7:02 PM on December 4th, 2024. Members present: Eric Harlacher, Mark Miller, Monica Love, and alternate Stephen Stefanowicz. 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 Bigam and Anthony Pinto were absent with prior notice. One member of the public was present.

It was noted that Stephen Stefanowicz will be a voting member at tonight's meeting.

I. Approval of Minutes from the Planning Commission meeting held on November 6th, 2024.

The approval of the meeting minutes from November 6th, 2024, has been tabled due to not enough voting members in attendance who were present for the November 6th, 2024, meeting.

II. Public Comment

Don Ruppert- 5831 Mountain Road was present at tonight's meeting to inquire about a possible subdivision. He bought the property located at 5831 Mountain Road in 1987 and a few years later realized the property line ran through his driveway and a cement pad that holds a shed. He then later purchased the property next door with the adjoining property line running through his driveway and shed. He would like to move the property line so that his driveway is solely on his lot with his home.

Both properties are in the Conservation District, and the minimum lot requirement is five acres. Both properties are currently non-conforming lots, and he would need to request a variance to increase one lot size but reduce the other. Both lots would be less than one and a half acres. He would like to shift the property line about ten feet. The variance would be to reduce the lot size on one non-conforming lot and increase the size of the other non-conforming lot.

It was suggested that Mr. Ruppert move the lot lines at the back of the property to make both lots the same size, which would avoid the variance request and require a minor subdivision plan instead.



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III. Plans for Consideration

None

IV. Zoning Hearing Cases

(Information Only) ZHB 24-4 – Todd Laird/Luther Strine – 1431 Rohler’s Church Road – Ag District – Appeal of Determination of Zoning Officer – Abandonment of Nonconforming Use (Vehicle Repair/Service) – APPROVED

V. Ordinance(s) for Consideration

Discussion on a possible text amendment to Part 9- Nonconformities- *Tabled*

VI. Correspondence

- a. The York County Planning Commission provided the planning commission members with a senior Housing municipal profile for Dover Township, which summarized senior demographics and housing information for Dover Township. The profile has been attached for informational purposes.
- b. The Planning Commission members reviewed the progress of the Comprehensive Plan, focusing on economic development, Community Preservation, and Housing.

Economic Development: One of the goals was to grow a strong Business Association and connect with other local businesses. Dover Area Business Association (DABA) is an organization that currently has about thirty members. They meet once every two months and the cost to join is \$250.00/year. Another goal was to create a thriving workforce development program with the Industrial & Commercial Development Committee. This committee also looks at potential commercial sites and outlines the preferred uses for those sites. They are currently working to create a workforce development program.



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Community Preservation: One goal was to enhance the Agricultural Heritage. We have been working on identifying preserved farms in the township. 10% of the farms in Dover are preserved and 27% are in Agriculture security. A goal of providing interpretive signs of permanently preserved farms within Dover was reviewed. Another goal is to enhance historical heritage. We have been working with the historical society and now request photos before and after any demolition of any project for historical records. Another goal is exploring partnerships to promote the local heritage with the potential hosting of Dover Days, “Dover Loves October”.

Housing: Two main goals were to improve property maintenance through effective enforcement of property maintenance codes and prudent growth and development. MS4 training has been held for a few Homeowners Associations. Subdivision standards to require connectivity and six-month note provisions eliminated. Providing information on financing to property owners for the installation of sidewalks that have existing six-month notes was suggested.

A presentation on housing was suggested to be given to the Dover Area School District.

VII. Next Meeting

The next Planning Commission meeting will be held at the Municipal Building at 2480 W. Canal Road on Wednesday, January 8th, 2025, at 7:00 PM.

VIII. Public Comment

York County Economic Alliance has sent a letter to the Board of Supervisors stating that they are glad that Dover Township is pursuing the Solar project. If they can be of any assistance, they would be happy to help.

IX. Adjournment



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Chairman Hoffman adjourned the meeting at 8:49 PM. Motion by Love, seconded by Harlacher. All members voted aye; motion carried.

Respectfully Submitted by,

Tina Wagner
Recording Secretary