

Dover Township/Dover Borough Joint Comprehensive Plan

JCPAC Meeting Minutes for April 25, 2006

1. Meeting Attendees

Meeting attendees are identified on the attached sign-in sheet.

2. Information and Report

There was no additional information, plans, or reports received.

3. Discussion of Results of Public Meeting

In general, the committee was pleased with the quality of the turn-out of the public meeting. Although there were approximately 45 people in attendance in addition to JCPAC members, several committee members expected a higher turn-out, but most agreed that there was good participation and valuable information was collected.

A discussion on methods to increase public attendance at future public meetings resulted in a decision to draft a letter to the York Daily Record for publication in the Weekly Record West York / Dover Edition. The letter would provide a status of the Comprehensive Plan and outline opportunities to participate. Terry Myers was to draft a letter with assistance from JMT.

JMT circulated and reviewed with the committee the following summaries from the public meeting:

- **General Statements**
- **Vision Statement & Plan Objectives**
 - Note: carry forward received comments and check that they have been addressed in the Strategies section of the Comprehensive Plan
 - Concerns were voiced regarding “McMansions” versus smaller homes and traditional neighborhoods.
- **Visual Preference Survey**
 - Many of the neighborhoods are “flat” architecturally speaking and aesthetics are an issue in existing neighborhoods.
 - Discussions concerned transition between Borough and Township land uses, buffer areas, design standards, landscaping, open space, location of parking (front or rear) for commercial uses, and high quality high density housing adjacent to Borough.
 - Where commercial development is concerned – access is the priority issue.
 - Continuity of transportation network was also briefly discussed, use sketch plans and other methods to create more of a grid network rather relying on cul-de-sacs and “stem” roads, through streets and connections are preferred.
 - Discussion concerning the location of services included locating services in the community to cut down on traffic.

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- **Priority Preference Survey: Community Issues**
 - Some of the comments collected regarded recreation opportunities and non-vehicular modes of transportation, the group decided that rather than change the plan objectives, the issues and comments would be addressed in the recreation portion of the plan.
 - Use the results of the Community Survey to balance and further evaluate the priority preference responses.
 - Note: Check the location of the two boat launches on the Conewago Creek and be sure to include them in the recreation portion of the Comprehensive Plan.
 - 4. **Preferred Future**

JMT circulated draft (table size, tabloid size, and acetate overlays) Existing Land Use and Build-out Future Land Use maps as part of a mapping activity and discussion exercise to establish a Preferred Future. The maps included a several concepts including an expanded Future Growth Area, an Urban Fringe Area, Urban Village Area, Rural Village Areas, and recreation opportunities. The objective of the exercise was to consider the desirable location of varying land uses, transportation network, recreation opportunities, non-residential development, and water and sewer services to sustain the community and develop a Preferred Future. Results of the activity are to be presented in a Draft Preferred Future Land Use map.
 - 5. **Community Survey**

The JCPAC provided JMT with approximately 450 completed surveys, bringing the total completed and returned surveys to approximately 600.
 - 6. **Public Comment Period**

No members of the general public attended.
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JCPAC Assignments

- Review Existing Conditions report and provide written comments.
- Review draft Visual Preference Report and provide comments.
- Review draft Priority Preference Report and provide comments.
- Consider that Township/Borough require sketch plans with subdivision land development plans so that both can review development patterns

JMT Meeting Follow-up Items

- Coordinate with committee members and staff to obtain additional information.
- Make necessary revision and/or corrections to the draft Existing Conditions Report, Visual Preference Report, and Priority Preference: Community Issues Report.
- Prepare draft Community Survey Results report.
- Prepare for the next meeting.