

**Dover Township/Dover Borough Joint Comprehensive Plan**  
**JCPAC Meeting Minutes for August 29, 2006**  
At the Log Cabin at 2481 West Canal Road

**1. Sign-In and Circulation of Information**

Meeting attendees are identified on the attached sign-in sheet

**2. Information and Report**

There was no additional information, plans, or reports received. Discussion about land available for development in the Conservation Zoning District was held. Note: information was circulated (emailed and mailed) prior to the August JCPAC meeting. Discussion included the purpose and intent of the Conservation Zoning District, the amount of land available for development, and the success of the district in meeting its purpose and intent. Several other issues discussed include cluster development, home owner associations (not preferred), development within “reserved” open space from previous developments (second phases), maintenance of open-space, and consideration for development of a sliding scale for lot sizes in the Conservation District. One primary issue in the district concerns roadways and their ability to function. Other issues concerned lot size and water supply and acceptable sewage capabilities.

**3. Circulation and Overview of Zoning Appeals History**

A table of the Zoning Appeals History for Dover Borough was distributed, and brief discussion of Borough related issues ensued concerning multiple “primary” uses on the same parcel and handling of accessory uses. Currently, these multi-uses must come before the board and it is preferred to continue that requirement.

Further discussion concerned Township issues which also included accessory uses particularly associated with agricultural uses; where accessory uses included seasonal or alternate occupations (for example a truck repair shop on a farm or a trucking company on a farm). Accessory family dwelling units were identified as an on-going issue (Township primarily, but possibly an issue in the Borough). An additional issue discussed included SALDO requirements for curbing (vertical versus slant).

A Land Use Planning and Technical Assistance Program (LUPTAP) grant for completing an update to the Township and Borough’s SALDO and Zoning Ordinances has been secured through DCED with the assistance of JMT. Additional funding will be secured via local match which is required as part of the grant or through application to the County through the Inter-municipal Cooperative Grant Program (\$10,000.00 is the maximum grant amount).

**4. Review of Key Information from Build-Out Analysis Report**

Impacts of the Build-out Analysis to the School District and municipalities were distributed to the group. The impact pages will become part of the Build-out Analysis report. In general, the JCPAC members present considered the number of students per residential unit to be to low and not reflect the current new home conditions; the number used was based on a statewide average.

*Note: an updated value for students per residential unit was calculated using 2000 Census Dover Township and Dover Borough data and is included in the Build-out Analysis Report update as circulated through mail or email to all JCPAC members.*

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**5. Village Center Concepts**

A Village Center Concept was presented and reviewed. The group was asked to comment on the village concept which included additional roadways to permit access to poorly accessible land and provide improve traffic circulation and access in the Borough and the Township. Discussion also concerned the possibility of increasing the amount non-residential (commercial and industrial) land.

**6. Draft Future Land Use Plan**

Discussion & Review of Draft Land Use and Proposed Growth Boundaries will be held at the September JPAC meeting.

**7. Public Comments**

No public was present to comment.

**8. Adjournment**

The meeting adjourned around 9:30 PM. The next Committee meeting is scheduled for September 26, 2006.

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**JCPAC Assignments**

- Review and comment on the Village Center Concepts (road network, growth boundaries, streetscapes, commercial areas, industrial areas).
- Review and comment on updated Build-out Analysis, Fiscal Impact Assessment for School District Impacts and Municipal Impacts.

**JMT Meeting Follow-up Items**

- Coordinate with committee members and staff to obtain additional information.
- Make necessary revisions /corrections to draft Build-out Analysis Report.
- Contact YCPC (Barb) to find other municipalities that have adopted sliding scale ordinances for conservation districts.
- Prepare draft plan and prepare for the next meeting.