

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 3, 2012

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:00 PM

REORGANIZATION

Kevin V. Gorman is welcomed to the Planning Commission.

Mrs. Anderson made a motion, seconded by Mr. Grebbien, to keep the Planning Commission as is. Vote on the motion: All yes. The motion carried.

ROLL CALL

Present: Michael A. Powers, Chairman
Michael E. Thompson, Vice-Chairman
Anne K. Anderson, Member
Seth B. Grebbien, Member
Kevin V. Gorman, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mr. Powers made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the December 4, 2011, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussion or Correspondence, Mr. Powers moved to Sketch Plans.

SKETCH PLANS

1. Sketch Plan for Keares Restaurant Group – Limekiln Road and Interstate Route 83

Mr. Waller presented the plan to the Planning Commission. A Sketch Plan had been previously submitted in the past.

Mr. Waller advised the Planning Commission the current Zoning Ordinance does not permit multiple uses for a single lot. The proposed Zoning Ordinance does allow for multiple uses on a single lot.

1. The proposed plan is showing two principle uses on the property and will require Zoning Hearing Board approval. Zoning Ordinance only allows for one principle use on a property. This should be reflected on the plans as well as the plan should be reviewed to ensure truck traffic can move through the site (gas pumps, trash vehicles, emergency equipment).
2. The proposed Sheetz will require a loading space per Zoning Ordinance

requirements.

3. The plan shows access through an existing private easement onto Beacon Hill Boulevard. A copy of the approved access/maintenance easement will be required.
4. Traffic should be limited to one way in and dual access onto the private ROW (former Cliffside Drive). There may have to be a traffic light reconfiguration at the existing access drive point with Limekiln Road and at intersection of Beacon Hill Boulevard and Limekiln Road. A detailed Traffic study will be required.
5. Because the proposed subdivision land development is located within the ROW of PennDot, will PennDot have to approve the proposed access point and traffic volumes?
6. Due to the plans close proximity to several hotels, a safe assumption is that there will and could be pedestrian traffic t the proposed uses, the plan should incorporate pedestrian walkways throughout the site.
7. The plans indicate the existing hotel “portion to remain”. What portion would that be, or is that already depicted on the plans?
8. Proof of adequate parking will need to be shown on the plan for the existing hotel of the portion that will remain.
9. There are numerous parking spaces located just south of the proposed gas pump island that is not counted?
10. That same area there is parking that appears to be very close to the proposed island? This may create issues with access to these spaces should a car/truck be fueling at the pumps.
11. What will happen to the existing “original condo line”?
12. Will the striped areas within the proposed Sheets parking lot be green areas as required by the Zoning Ordinance for parking areas.

Mr. Thompson indicated he would like to see what is PennDOT’s input for the project, and the other intended uses for the property.

Mr. Waller indicated that the traffic study will be huge and what PennDOT might require will be huge also.

Mrs. Anderson indicated that other municipalities require a developer to assume a worst case scenario for a traffic study if there is not a proposed use for a property.

John B. Walker, PE, Hoover Engineering Services, Inc., represented the plan.

SUBDIVISION PLANS

1. Preliminary/Final Minor Subdivision Plan for Clover Crossing – Fairview & Newberry

Mr. Waller presented the plan to the Planning Commission.

Zoning Comments:

1. On sheet 2 of 5 the Zoning Information chart shows the minimum lot area to be 16,000 square feet. Lot 37 is the only lot that our ordinance would truly apply to, so it should be adjusted accordingly. ZO 605.1.A (1)

Subdivision Comments:

No comments.

General Comments:

2. Who will maintain the cul-de-sac portion of the street in Newberry Township? Inter-municipal agree will be required if Fairview Township will maintain. Planning Commission and BOS will need to give input.
3. Why not try to reconfigure lot 38 and 52 so that the lot line follows the township line?
4. Was there a stormwater report/addendum that addressed the cul-de-sac portion of the street as well as the driveways that have drainage going towards the street?
5. What is the status of Newberry Township's approvals?

Mr. Thompson made a recommendation, seconded by Mrs. Anderson that Fairview Township take ownership of the cul-de-sac to allow plows to turn around, contingent on an equitable agreement with Newberry Township to get some form of reimbursement for the cul-de-sac portion of the Old Trail Court in Newberry Township. Vote on the motion: All yes. The motion carried.

Motion on the Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to table the plan until the details of the inter-municipal agreement have been worked out. Vote on the motion: All yes. The motion carried.

OLD BUSINESS

There being no Old Business, Mr. Powers moved to New Business

NEW BUSINESS

There being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

Case No. 2012-01: Hindu American Religious Institute, 301 Steigerwalt Hollow Road, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 1404, Required Off-Street Parking Spaces. The Applicant is seeking a variance from the increase in number of off-street parking spaces otherwise-required under the Ordinance in connection with expansion of the existing facilities. The property is owned by the Applicant and is in the Residential Rural Single Zoning District.

Case No. 2012-02: William C. and Delfina P. Dethlefs, 215 Orchard Road, New Cumberland, PA 17070. The Applicants are requesting a variance to Fairview Township Zoning Ordinance Section 505.4, Front Yard Setback in the Residential Single District. The Applicants wish to construct a porch addition to a single family dwelling at 215 Orchard Road, which will intrude into the 40 foot front yard setback. The property is owned by the Applicants and is in the Residential Single District.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson to adjourn the meeting at 7:41 PM. Vote on the motion: All yes. The motion carried.