

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 4, 2011

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:01 PM

ROLL CALL

Present: Michael A. Powers, Chairman
Bernard J. Coleman, Vice Chairman
Robert P. Stanley, Jr., Member
Michael E. Thompson, Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

REORGANIZATION

Mr. Coleman made a motion, seconded by Mr. Stanley, to nominate Michael Powers for Chairman and Michael Thompson for Vice Chairman. Vote on the motion: All yes. The motion carried.

APPROVAL OF MINUTES

Mr. Coleman made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the December 7, 2010, Planning Commission meeting. Vote on the motion: Mr. Powers, Yes; Mr. Coleman, Yes; Mr. Stanley, Yes; Mrs. Anderson, Yes; Mr. Thompson abstained. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission that PPL Electric Utilities Corporation is replacing existing wooden utility poles that are supporting 230 kVOLT transmission lines. The existing utility poles have reached their life expectancy of 30 years and are failing. PPL Electric Utility proposes to replace 107 wooden utility poles along a 9.41 mile section of the West Shore – Steelton Line. The existing poles will be replaced with new single –shaft steel poles. The new steel poles will be placed in the same location as the wooden poles. The new steels will be five feet higher than the existing wooden poles.

SKETCH PLANS

1. Sketch Plan of Clover Crossing – Phase IV – 5 Lots located in Newberry Township

Mr. Waller presented the plan to the Planning Commission. The five (5) lots are located in Newberry Township. The lots will be served by public water and have on site septic systems.

1. The plan would require subdivision plan submittal in Fairview Township due to the lot addition of Lot 37 and the Old Trail Court street extension.

2. An inter-municipal agreement would possibly have to be put into place for the maintenance and ownership of the cul-de-sac portion of the street in Newberry Township.
3. Why not try to reconfigure Lot 37 and Lot 57 so that the lot line follows the township boundary line? The same would apply to Lots 38 and 52.
4. A note should be added to the plan that access to the Old York Road is to be restricted is to be restricted from Lot 52

There was no Planning Commission action on the plan.

SUBDIVISION PLANS

1. Preliminary/Final Subdivision Plan for the Shettel Farm – 3 Lots

Mr. Waller presented the plan to the Planning Commission.

The revised plan is basically the same concept as the previously approved plan by the Planning Commission in April, 2009, and approved by the Board of Supervisor's in December of 2009. The change is associated with the lot lines and areas of Lot 3 and Lot 6, along School House Lane. The lots are increased by 6 +/- acres and 3.8 +/- acres in size.

Subdivision and Land Development Ordinance:

1. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M

General Comment:

1. The residual tract (lot #1) lot area appears to be incorrect. (Area noted on previous plan approval is still in place).
2. Detail note on page 2 of 4, incorrectly note "see sheet 3 of 3". There are four pages to the plan.
3. Note #11 on sheet 2 of 4 indicates that there are no known covenants or deed restrictions; however, there is a new conservation easement that has been identified on lot #3. Please clarify purpose and restrictions of easement.
4. Sheet 3 of 4 is labeled as "Sketch Plan" of the Shettel Farm. The sheet should be labeled "Subdivision Plan".
5. The bonding estimate for the proposed cartway widening along Schoolhouse Lane should be reviewed to ensure that the monetary value has not changed for the proposed construction. After determination of the bonding amount, then the bonding would have to be provided prior to recording of the plan.
6. The plan will have to comply with Resolution 2008-13, relating to any violations of the property or unpaid fees.

Mr. Coleman advised that the plan does not indicate the well isolation distance on the lots.

Motion On The Plan

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisor's contingent on comments 1 thru 6, and the addition of the well isolation distances on the plan. Vote on the motion: All yes. The motion carried.

SITE/LAND LAND DEVELOPMENT PLANS

There being no Site/Land Development Plans, Mr. Powers moved to Old Business.

OLD BUSINESS

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

NEW BUSINESS

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

ZONING HEARING BOARD

There being no Zoning Hearing Board applications, Mr. Powers moved to Adjournment

ADJOURNMENT

Mrs. Anderson made a motion, seconded by Mr. Thompson, to adjourn the meeting at 7:57 PM. Vote on the motion: All yes. The motion carried.