

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 5, 2010

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 6:56 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

Mrs. Anderson made a motion, seconded by Mr. Coleman, to recommend approval of the minutes of the December 1, 2009, Planning Commission meeting. Vote on the motion: Mr. Powers, Yes; Mr. Coleman, Yes; Mr. Thompson, Yes; Mrs. Anderson, Yes; Mr. Stanley abstained. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission of the Board of Supervisor's reorganization meeting that was held on January 4, 2010. Mr. Waller indicated the most notable item from the Board of Supervisor's meeting was the authorization to hire an in-house part time township engineer.

The part time township engineer is Drew Bitner. Mr. Bitner has extensive road improvement experience due to his many years with PennDot. . Mr. Bitner will have an office at the township building and will work a minimum of two days a week, probably Tuesdays and Thursdays with regular office hours.

Mr. Waller noted to the Planning Commission that staff (Mike Fleming, Steve Waller and Drew Bitner) will be responsible for primary reviews of ordinance requirements for subdivision and Land development plans. He also advised the members that the stormwater requirements of the ordinance will be reviewed by a third party engineer to ensure compliance with Township Ordinance and state law requirements.

Mr. Waller also noted that the Township has an excellent Planning Commission with a vast amount of experience. Township staff felt that in addition to their review of

submitted plans, the Planning Commission will also be reviewing those plans, which is an added step to ensure compliance with ordinances.

The Board of Supervisor's noted that, as in the past, the majority of comments will be addressed at the Planning Commission level. Mr. Waller advised the members that staff will generate comments as usual and distribute them to the Planning Commission.

Mr. Waller advised the Planning Commission the fees for the plans will be calculated on an hourly rate for all staff members who conduct any work for each individual plan.

SKETCH PLANS

There being no Sketch Plans, Mr. Powers moved to Subdivision Plans

SUBDIVISION PLANS

1. Final Subdivision Plan for LeLand Blanchard, Sr. & Viola Blanchard – Lot Add-On

Mr. Waller presented the plan to the Planning Commission and discussed the comments from The Arro Group

Modification Requests

1. Provide roadway widening along Big Spring Road and Timber Ridge Road. (22-602.1.G and 602.2.A) Applicant is requesting a modification to this requirement of the Ordinance.
2. Provide a maximum driveway slope of 4.0% within the road right-of-way. (22-606.4.J) Applicant is requesting a modification to this requirement of the Ordinance.

Zoning

3. A minimum lot size of one acre is required for on-lot water and sewer service. The proposed lot measures 0.45 Ac. (27-405.1.A)

Subdivision and Land Development

4. Professional Signatures and Seals must be provided, and the certification blocks must be completed prior to recording the plan. (22-402.1.L)
5. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s). (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.
6. A paved surface should be provided for the driveway within the Big Springs Road Right of Way. Please indicate the limits of paving on the plan, and provide a paving detail. (22-606.4.H)

Outside Agency Approvals

7. The Township SEO should review and approve all on-lot septic facilities. (22-402.2.B and 22-610.1.D. (4)). It is recommended that the SEO verify the sanitary sewer replacement area and the 100' required well separation distance. It is also recommended that the SEO determine whether or not the site is distant enough from existing collection and conveyance facilities that an on-lot system can be permitted.

General Recommendations

8. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

David A. Hoffman, PLS of David A. Hoffman Land Surveyor represented the plan.

ACTION ON MODIFICATION REQUESTS

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend deferral of the modification request from 22-602.1 and 602.2.A, the roadway widening requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from 22-606.4.J, the maximum driveway slope of 4.0 percent requirement contingent on keeping driveway drainage off of Big Spring Road and a driveway profile being added to the plan to show drainage across the driveway. Vote on the motion: All yes. The motion carried.

MOTION ON THE PLAN

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisor's contingent on Subdivision Comments 4, 5 and 6, and General Recommendation comment 8. Vote on the motion: All yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

There being no Site and 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

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:35 PM. Vote on the motion: All yes. The motion carried.