

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 1, 2011

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:03 PM

ROLL CALL

Present: Michael A. Powers, Chairman
Michael E. Thompson, Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Robert P. Stanley, Jr., Member

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the minutes of the January 3, 2011, Planning Commission meeting. Vote on the motion: Mr. Powers, Yes; Mrs. Anderson, Yes; Mr. Thompson Yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission that the contract for the rewriting of the Zoning Ordinance went to Rettew Associates of Mechanicsburg, PA. There have been several meetings to this point in time. There has been discussion on a new format for the Ordinance. Mr. Thompson suggested putting the minutes from the previous meeting on the Township webpage.

Mr. Waller advised the Planning Commission that Bernard Coleman has tendered his resignation effective immediately. Mr. Coleman indicated personal reasons for his decision.

Mr. Waller presented a Modification Request from Timothy Langletz for relief from SLDO, Section 303, the preliminary/final land development plan requirement. Mr. Langletz wishes to erect a 2,400 square foot building for the storage of his personal automobile collection. The proposed building will be on the lot which also contained Mr. Langletz's landscaping business.

Mr. Waller indicated that Township staff did not recommend approval of the modification request. There is a stream that crosses the width of the lot. A separate driveway will be required for the portion of the lot containing the storage building.

Since the storage building will be on the lot with the landscaping business, a second use for the lot will be created. The erection of the storage building will create a second use for the lot. Zoning Hearing Board approval will be required for the storage building. The Planning Commission questioned if there were any limitation for the property by the Zoning Hearing Board. The prior Zoning Hearing Board decision will be reviewed.

Motion On the Modification Request

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend denial of the modification request. Vote on the motion: All yes. The motion carried.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Subdivision Plan for Matthew D'Agostino – Lewisberry Road – 4 lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance

All Zoning Comments have been addressed.

Subdivision and Land Development Ordinance

1. The plans will need to be signed and sealed by the professional engineer/surveyor responsible for the plan prior to recording. SLDO 402.1.L.
2. The plans will need to be signed and notarized prior to recording. SLDO 402.1.M.
3. Bonding estimate for proposed public improvements (sewer lateral connection for lot 2) needs to be submitted for approval. The PennDOT HOP for this work will have to be in the townships name. Application should be completed and filled out by the consultant and submitted to township for approval.
4. A note should be added to the plans indicating that PennDOT permits could not be found for the two existing driveways onto Lewisberry Road.

MODIFICATIONS:

The applicants have noted two modification requests. They are as follows:

1. Providing the original property description at a scale of 1" = 400'. SLDO 402.1.A
2. Providing a stormwater management plan. SLDO 403.2.D (Planning Commission should take into consideration that the new lot 1A will not have any additional development at this time. This lot, due to this subdivision, will now have a larger area of impervious coverage. Specific attention to the stormwater on this lot as it relates to the ordinances may be beneficial at this time.)

Motions On Modifications Requests

Mrs. Anderson made motion, seconded by Mr. Thompson, to recommend approval of the modification request from 22-402.1.A, the original property description requirement. Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Powers, to recommend approval of the modification request from 22-403.2.D, the stormwater management plan requirement. Vote on motion; Mr. Thompson, Yes; Mr. Powers, Yes; Mrs. Anderson, No. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from 22-501.1, to provide bonding for the sanitary sewer lateral for Lot 2 requirements. Vote on the motion: All yes. The motion carried.

Motion on the plan

Mr. Thompson made a motion, seconded by Mr. Powers, to recommend approval of the plan to the Board of Supervisor's contingent on Subdivision and Land Development comments 1 thru 6 and Resolution 2008-13. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mrs. Anderson, No. The motion carried.

SITE/LAND LAND DEVELOPMENT PLANS

1. Final Land Development Plan for the New Life Baptist Church – Big Spring Road

Mr. Waller presented the plan to the Planning Commission.

Todd Wilson, PE, Alpha Consulting Engineers represented the plan.

Zoning Ordinance:

1. A photometric plan as well as details associated with the existing lighting should be submitted to show compliance with the lighting requirements of the ordinance.
2. The one way travel lane located on the western side of the church should be delineated to show one-way traffic. ZO 1204.1 & 1204.2
3. Plans do not appear to show the existing/proposed garbage receptacle location and the screening associated with it. ZO 1207.2
4. The new and extended parking spaces are required to have fixed wheel guards if no curbing is installed. Z.O. 1402.1
5. Dimension should be added to the entrance drive aisle way to confirm that there is a minimum of 24 feet for two –way traffic. ZO 1402.4
6. Six accessible parking spaces are required and shown on the chart on the first page, however there are only 5 delineated spaces. ZO 1403
7. At least one of the delineated accessible spaces shall be made van accessible and dimensioned appropriately. ZO 1403

Subdivision and Land Development Ordinance:

8. The location map is to be at a scale of 1" = 1000'. The submitted plan is at 1" = 2000'. SLDO 402.1.B
9. The land owner adjacent to the western most piece of the property is not listed on the plans (Interstate 83?). SLDO 402.1.G
10. Signature and seal of the professional who has prepared the plan is not completed. SLDO 402.1.L

11. Property owner signature and notarization block is not completed on the plans. SLDO 402.1.M
12. The size of the existing sewer lateral is not indicated on the plan. Will the pipe be able to handle the additional capacity? SLDO 402.1.W
13. The plans appear to show that the proposed building addition will be directly over the existing well location. The plans do not indicate where the new well location for the property will be? SLDO 402.1.X
14. York County Conservation District approval of an Erosion and Sedimentation Control Plan/ NPDES permit will be required. SLDO 403.2.A
15. D.E.P. is requiring full planning module completion for all new connections and new capacity request to the southern wastewater treatment plant. (DEP letter provided) SLDO 403.2.L.

MODIFICATIONS:

The applicants have not requested any at this time.

GENERAL COMMENTS:

16. Note #1 should be expanded to clarify that the addition and uses associated with it will be or will not be functions associated with the church. Will the addition of the classrooms, kitchen area and gymnasium create a new use other than the existing church use? Will they be used for other functions other than those associated with the church?
17. PA One Call has added a new simplified hotline call number. It can be added to the plans on the cover page with the information already there. 811 is the new simplified number.
18. There is a power line/pole located at the north western corner of the property adjacent to the Richard Cadiz property. Is this associated with the Cadiz property? If so, an access easement should be shown for this area?
19. An oil/grease separator will be required to address the liquid waste associated with the kitchen use. This will also have to have an inspection manhole that is accessible to the township so that inspection and sampling can take place. Sewer Ordinance 18-403.1.F
20. Page 4 of 5 has a symbol located at the north western portion of the existing building that is not identified that is located in close proximity to the existing sewer lateral. What is this?
21. Page 4 of 5 has a detail at the bottom of the page for a stone filter strip. Where will this be located? Purpose?
22. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

Motion On The Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to table the plan for comments. Vote on the motion: All Yes, the motion carried.

OLD BUSINESS

1. Final Minor Subdivision Plan of 107 Old York Road – 2 Lots

Mrs. Anderson made a motion, seconded by Mr. Thompson, to untable the plan. Vote on the motion: All yes. The motion carried.

Mr. Waller presented the plan to the Planning Commission. There have been several meetings with the applicants and their representatives.

Zoning Ordinance Comments

All Zoning comments have been addressed.

Subdivision and Land Development Ordinance Comments

1. The plans will need to be signed and sealed by the professional engineer/surveyor responsible for the plan prior to recording. SLDO 402.1.L.
2. The plans will need to be signed and notarized prior to recording. SLDO 402.1.M.
3. Ordinance requires that all proposed subdivisions within 1000 ft of existing sidewalks shall incorporate sidewalks into the proposed plan. SLDO 605.1 - This item was discussed at a plan meeting and township staff would support a modification of the requirements for lots 2B and 2C until the time at which land development plans are submitted and approved for those lots AND would support a modification for those same requirements along lot 2A until such time that the improvements are installed onto lot 2B. This will give a continuous walking path to the traffic signal.
4. Ordinance requires that all proposed subdivisions within 1000 ft of existing curbs shall incorporate curbs into the proposed plan. SLDO 604.2.A - This item was also discussed at a plan meeting. Township staff would support a modification of the requirements for lots 2B and 2C until the time at which land development plans are submitted for those lots AND would support a modification for those same requirements along lot 2A until such time that the improvements are installed onto lot 2B.

General:

All comments have been addressed.

Christopher S. Pecora, PE, Hartman and Associates, Inc., represented the plan.

The Applicant had previously requested two modification requests for the subdivision plan. 22-701, Drainage and Stormwater Management requirement, and 22-4012.1.A, the Original Property Description of 1 inch equals 400 feet requirement.

Mr. Pecora submitted two additional modification requests at the meeting; 22-604.2.A, Curbs and 605.1, Sidewalks.

Action on Modification Requests

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend deferment of the modification request from 22-602.1, the sidewalk requirement, on Lot 2A until the land development on Lots 2B and Lot 2C. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend deferment of the modification request from 22-604.2.A, the curb requirement, on Lot 2A until the land development of Lots 2B and Lot 2C. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval the modification request from 22-402.1.A, the original property description of 1 inch equals 400 feet requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from 22-701, the drainage and stormwater management requirements. Vote on the motion: All yes. The motion carried.

Motion on the Plan

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisor's, contingent on outstanding comments 1 and 2, and Resolution 2008-13. Vote on the motion: All yes. The motion carried.

NEW BUSINESS

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

ZONING HEARING BOARD

Case No. 2011-01: Andy and Brenda Courtney, 801 Derby Avenue, Camp Hill, PA 17011. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 1302.2, erection of an accessory structure within a front yard less than 200 feet from the property line. The Applicants wish to construct a swimming pool, which will encroach in the 40-foot setback from an adjacent street line. The Applicants' lot has street frontage on three sides. The swimming pool will be approximately 35 feet from the rear property line which abuts Green Lane Drive and therefore requires a 40 foot setback under Section 1302.2 of the Ordinance. The property is owned by the Applicants and is located In the Residential Single District.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:33 PM. Vote on the motion: All yes. The motion carried.