

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 2, 2010

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:02 PM

ROLL CALL

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

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the minutes of the January 5, 2010, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised he has comments for the Planning Commission and will discuss it at the end of the meeting.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Subdivision Plan for Fetterolf/Spahr – Brenneman Drive – Lot Add-On

Mr. Waller presented the plan to the Planning Commission and discussed the Township Staff comments.

Subdivision and Land Development

1. The plans do not show replacement septic systems for the lots as required by SLDO Section 402.1.Y. The Board of Supervisor's has waived requirements in the post for the receiving lot, but has required a replacement area for the transferring lot when it was less than 10 acres in size. Please clarify. Applicant is requesting modifications to the ordinance requirements for both lots.

General Comments

1. The plan will have to comply with Resolution 2008-13 relating to any violation on the property or unpaid fee.

Stephen M. Loss, PE, Loss-Stair Civil Engineering, Inc., represented the plan.

ACTION ON MODIFICATION REQUESTS

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO Section 402.1.Y, the replacement area site requirement for both lots contingent on DEP Planning Module approval. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Stanley, Yes; Mrs. Anderson, No; and Mr. Coleman, No. The motion carried.

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 DEP Planning Module approval and Resolution 2008-13. Vote on the motion: All yes. The motion carried.

2. Final Subdivision of the Chester Steigerwalt Estate – Steigerwalt Hollow Road – 2 Lots

Michael C, D'Angelo, PLS, represented the plan. The Applicant is requesting the plan be tabled for revision to the plan.

Mr. D'Angelo requested a modification request from SLDO Section 610.1.A, the connection to the public sewer system if within 1,000 feet of a proposed subdivision. Lot No. 2 had a new elevated sand mound septic system install in October, 2008. There is no proposed subdivision for the 25.29 acres of Lot No. 1. Mr. D'Angelo indicated the only way Lot No. 1 could be developed was with a public sewer system.

Stephen F. Smith, Township Manager, addressed the Planning Commission regarding this subdivision plan.

Mr. Smith advised the Planning Commission, that the Township met with Carrie Wilt and other individuals from DEP. Mr. Smith was specifically asked by the representatives of DEP if the Township was waiving the 1,000 foot rule. The representatives of DEP were not pleased when they found out the Township had waived the 1,000 foot rule with respect to our 537 Plan. It is our ordinance and why weren't we enforcing it?

With respect to the Steigerwalt Subdivision Plan, a note added to the plan relating to the installation of the sanitary sewer system would be sufficient, but a deed recording would be a better way to address the future installation of the sanitary sewer system. With a deed recording, any changes after this point, then the installation of the sanitary sewer would be a requirement. Mr. Smith said he is willing to entertain the idea of putting a note on the plan, and a deed recording, requiring any future subdivision after this plan requiring installation of the sanitary sewer system.

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from SLDO Section 610.A, the connection to the public sewer system if within 1,000 feet of a proposed subdivision requirement contingent on a note being placed on the plan that no further subdivision of Lot No. 1 will occur without connection to the public sewer system, and there shall be a deed recording indicating there will be no further subdivision without connection to the public sewer system. Vote on the motion: All yes. The motion carried.

Mr. D'Angelo requested a modification from SLDO Section 402.1.Y, the replacement area site requirement for Lot No. 2 based on the information that the septic system on Lot No. 2 was installed in October, 2008, and contingent on DEP approval of the Request for Planning Waiver and Non-Building Declaration Application.

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO Section 402.1.Y, the septic system replacement area site for Lot No. 2, based on information that the septic system was installed in October, 2008, and contingent on DEP approval. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Stanley, Yes; Mrs. Anderson, No; Mr. Coleman, No. The motion carried.

While discussing other aspects of the subdivision plan relating to any future installation of the public sewer system along Steigerwalt Hollow Road, a motion was made by Mr. Stanley and seconded by Mr. Coleman to modify the request from the SLDO Section 610.1.A requirement. A note shall be added to the subdivision plan and the deed description for Lot No. 2, for future development of Lot No. 1, will have the public sewer system extended and Lot No. 2 will be connected to the public sewer system without regard to the 150 foot setback requirement. Vote on the motion: All yes. The motion carried.

ACTION ON THE PLAN

Mr. Thompson made a motion, seconded by Mr. Stanley, to table the plan. Vote on the motion: All yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

1. Final Land Development Plan for the Beacon Hill Hotel – Beacon Hill Blvd

Mr. Waller advised the Planning Commission, the developer's engineer requested the plan be tabled.

Mr. Thompson made a motion, seconded by Mr. Stanley, to table the plan. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission the Township had submitted its proposed Comprehensive Plan to the York County Planning Commission and recommended denial of the plan due to the language for the mixed use areas. The Township agreed to withdrawal the submitted plan and to modify the language for the mixed use areas.

The meeting took place with the Township, York County Planning Commission and consultants to come to an agreement on language. The new Comprehensive Plan has been resubmitted to the York County Planning Commission with recommended changes. Also minor revisions to the future use map.

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

Case No. 2010-1: Susquehanna Area Regional Airport Authority, 1 Terminal Drive, Suite 300, Middletown, PA 17057. The Applicant is requesting a special exception to the Fairview Township Zoning Ordinance, Section 1704, extension, expansion and enlargement of a nonconforming use of land, and a variance from Section 1404.22, the off-street parking requirements. The Applicant wishes to construct a 2,598 square foot aircraft hangar and paved parking. The property is owned by the Applicant and is located at the Capital City Airport, 200 Airport Road, New Cumberland, in the Commercial Highway District.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 8:12 PM. Vote on the motion: All yes. The motion carried.