

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 6, 2012

CALL TO ORDER

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

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

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the minutes of the January 3, 2012, Planning Commission meeting contingent on the reorganization portion of the meeting of the Planning Commission added to the minutes. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission the final draft of the revised Zoning Ordinance should be before the Planning Commission at the April meeting, with recommendations for the May meeting.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Subdivision Plan for David & Tonya Gilmore – Willis Road – Lot 2C

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance

No comments.

Subdivision and Land Development Ordinance

1. The plan scale for the existing features and the original property description are not shown on the plan. SLDO 402.1.A – A modification request has been submitted.
2. The plans do not have the signature and seal of the design professional certifying the accuracy of the plan and the survey. SLDO 402.1.L.

3. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 402.1.M.
4. The plan does not show the existing features adjacent to the proposed subdivision
SLDO 402.1.O – A modification request has been submitted.
5. Plans do not show 2 foot contours as required by ordinance. SLDO 402.1.R.
A modification request has been submitted.
6. Submission of an approved DEP Planning Module has not been submitted. SLDO
402.2.B.
7. A stormwater report has not been submitted for the plan. SLDO 403.2.D – A
modification request has been submitted.
7. Roadway widening is not shown on the plans along the frontage of the proposed
subdivision. SLDO 602.2 – A modification request has been submitted.

General Comments

8. All plans have to comply with Resolution 2008-13, which indicates that all accounts
with the township must be current and not delinquent.

MODIFICATIONS:

9. Plan scale for the existing features and the original property descriptions. SLDO
402.1.A.
10. Show existing features adjacent to the tract. SLDO 402.1.O
11. Show 2 foot contours on the plan. SLDO 402.1.R
12. Submittal of a stormwater management plan. SLDO 403.2.D.
13. Cartway improvements along Willis Road. SLDO 602.2.C

Modification Requests

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from the existing features and original property description requirements. Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Grebbien, to recommend approval of the modification request from the existing features on adjacent lot 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 the two foot contour requirement. Vote on the motion. All yes. The motion carried.

Mr. Grebbien made a motion, seconded by Mrs. Anderson to deny the modification request from the stormwater management plan requirement. Vote on the motion. Mr. Powers, Yes; Mrs. Anderson, Yes; Mr. Grebbien, Yes; Mr. Gorman, Yes; Mr. Thompson No. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to deny the modification request from the cartway improvements requirement for both lots along Willis Road. Vote on the motion. All yes. The motion carried.

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

SITE/LAND 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 move to the Zoning Hearing Board

ZONING HEARING BOARD

Case No. 2012-03: Lori Johnston, 700 Moores Mountain Road, Mechanicsburg, PA 17055. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 1304.1, Fences and Walls. The Applicant wishes to erect a five (5) foot fence in the front yard, within the front yard building setback area. The property is owned by the Applicant and is located in the Residential Rural District.

Case No. 2012-04: John G. Ferencz and Michele M. Nicholas, 366 Futurity Drive, Camp Hill, PA 17011. The Applicants are requesting a variance pursuant 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 366 Futurity Drive, Camp Hill, PA 17011, 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 7:30 PM. Vote on the motion: All yes. The motion carried.