

# **FAIRVIEW TOWNSHIP PLANNING COMMISSION**

April 6, 2010

## **CALL TO ORDER**

Chairman Michael A. Powers called the meeting to order at 7:01 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 March 2, 2010, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

## **DISCUSSION AND CORRESPONDENCE**

There being no Discussion and correspondence, Mr. Powers moved to Sketch Plans

## **SKETCH PLANS**

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

## **SUBDIVISION PLANS**

There being no Subdivision Plans, Mr. Powers moved to Site and Land Development Plans.

## **SITE AND LAND DEVELOPMENT PLANS**

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

## **OLD BUSINESS**

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

Mr. Stanley 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.

The plan was represented by Jennifer Garcia, PE, Dawood Engineering.

Mr. Waller advised the Planning Commission that the Township Staff has meet with the developer's engineer on several occasions to discuss the land development plan.

Comments based on a review of the plan by Stephen M. Waller, Codes Administration Director on April 1, 2010.

### Zoning Ordinance

1. Note number 4 on the Land Development plan indicates that the fence at the top of the retaining wall will be six (6) feet high. The retaining wall plans indicate a fence only three and a half (3.5) feet high. Which fence will be installed?
2. A note on the light plan indicates that the rear lights adjacent to the Lower Allen Authority property will be submitted with the building permit, but will be in compliance with township ordinances. These lights will be reviewed with the building permit for the hotel.
3. The plan will need to comply with the recreation fees potion of the ordinance. ZO613.

### Subdivision and Land Development

1. A note of the retaining wall report indicates that "all storm sewers within the retained zone shall be specified as watertight." There are several areas on the land development plan that indicate that the stormwater system will have perforated pipes within this zone. Is this an oversight? Erroneous note? Please clarify.
2. Plan should make sure that the required off-site easements associated with the stormwater discharge onto the Catherine Leo property is secure PRIOR to or with the recording of the plan as noted in SLDO 701.3.F.5.
3. The sanitary sewer profile associated with the new sanitary sewer for the site (page8 of 14) is not correct. It indicates the new manhole as a cleanout.
4. There is a new detail for a manhole, but is not called out on the same profile. The existing conditions for the profile lack information. This should be updated ( street intersection; water line; street right-of-way, street itself).
5. Ordinance requires a sewer cleanout at the right-of-way line. This cleanout is to be a minimum of six (6) inches. Profile appears to show a four (4) inch clean out.
6. The plans indicate that the building sewer invert will be at an elevation of 585 feet. The basement finished floor is noted at an elevation of 582 feet. How will the manager's quarters and any other facilities (showers/bathrooms associated with pool) be serviced?
7. The retaining wall plans indicate that the drain located behind the wall will be connected into the proposed outlet structure. A detail should be provided for this connection.

8. Plans are required to be signed and sealed by the registered professional. SLDO 402.1.L.
9. Plans are required to be signed by the applicant/owner prior to recording. SLDO 402.1.M

#### General Comments

1. Due to an emergency situation with the reviewing stormwater engineer, their comments are not available at this time. They will be provided as soon as received.
2. Public Works review comments are not available at this time. They will be provided as soon as received.
3. An improvement bond estimate will need to be provided for the proposed public improvements (sanitary sewer extension).

Comments from the retaining wall design review by Township Engineer Drew Bitner on March 30, 2010.

1. Additional storm drain through retaining wall at station 3+35. This drain is not shown on your plan and not included in the stormwater management report.
2. Plan view of wall show all six (6) inch weep holes (Sheets 3 thru 8 of 17), and details (x-sections) show mostly four (4) inch PVC weep holes. Which is it?
3. Sheet of 2 of 17 and 11 of 17 shows Rip Rap at wall station 3+35 where fifteen (15) inch pipe extends through the wall. R-4 is shown, but not justified.
4. Consider Rip Rap installed beneath all weep holes.

Mr. Thompson questioned the traffic concerns due to the location of the driveways.

There was considerable discussion about stormwater discharge at the extreme northern edge of the property. There is a twenty-four (24) inch by thirty-four (34) inch pipe under an existing driveway to the adjacent property owned by the Lower Allen Township Authority waste water treatment plant. The pipe discharges onto the property owned by Catherine Leo, Irwin Levinbook and Heath Allen, and into the Yellow Breeches Creek. There is evidence that stormwater flows to the southern end of the pipe, but no evidence that water discharges from the northern end of the pipe.

#### MOTION ON THE PLAN

Mr. Thompson made a motion, seconded by Mrs. Anderson, to table the plan until stormwater comments and comments from the Department of Public Works are received. Vote on the motion: All yes. The motion carried.

Mr. Waller requested a recommendation from the Planning Commission to resolve the stormwater issue with the adjacent property owner.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to obtain an easement from the property line to the Yellow Breeches Creek, with the adjacent property owner prior to the plan approval. The Township Solicitor should look into the situation to see if an easement is required. 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. 2010-2: George and Sharon Smith, 673 Churchey Lane, Lewisberry, PA 17339. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 402, Permitted Uses, in the Residential Rural District and Section 2002 Definitions, General terms, Principal Use, There shall be no more than one (1) principal use per lot. The Applicants wish to erect a second dwelling unit on the lot. The property is owned by the Applicants and is located in the Residential Rural District.

Case No. 2010-3: Daniel Gilke, 701 Myrtle Court, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 405.5, Area Regulations in the Residential Rural District, Side Yard Setbacks. The Applicant is requesting to construct a deck addition to the existing home, which will encroach within the twenty-foot side yard setback. The proposed addition will be within thirteen (13) feet plus or minus to the side property line. The property is owned by the Applicant and is located in the Residential Rural District.

### **ADJOURNMENT**

Mrs. Anderson made a motion, seconded by Mr. Thompson, to adjourn the meeting at 8:05 PM. Vote on the motion: All yes. The motion carried.