

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 3, 2011

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, Member
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Seth B. Grebbien, 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 April 5, 2011, Planning Commission meeting. Vote on the motion: All yes.
The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussion or Correspondence, Mr. Powers moved to Sketch Plans

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Subdivision Plan of Woodbridge Farms – Phases X and XI

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

No comments.

Subdivision Ordinance:

1. The seal and signature of the Registered Land Surveyor certifying the accuracy of the plan survey is required. SLDO 402.1.L
2. Statement of ownership is required to be signed and notarized. SLDO 402.1.M
3. The proposed maintenance easement agreement associated with the storm water management basin located on lots 177- 179 needs to be submitted for solicitor review and approval. SLDO 403.1.E
4. Verification is required that the Erosion and Sedimentation Control/ NPDES plan was approved by the York County Conservation District SLDO 403.2.A

Stormwater Ordinance:

5. The emergency spillway width for the proposed pond is shown on the plans as being 10 feet. The width should be 20 feet. Please revise.

General Comments:

6. Once approval has been received by York County Conservation District for the NPDES plan, please provide the approved designs and details for the proposed individual on-lot infiltration trenches.
7. Once approval has been received by York County Conservation District for the NPDES plan, please provide the approved test data for the on-lot infiltration trenches and for Pond No.5.
8. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Modifications Requests

None requested.

Ronald M. Secary, PE, of Snyder Secary Associates, LLC, represented the plan.

Motion on the Plan

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisor's, contingent on the subdivision comments 1-4 and Stormwater Comment 5, and public improvement bonding. Vote on the motion: All yes. The motion carried.

2. Final Subdivision and Deed Consolidation Plan of Lot 1 – The Shettel Farm – 3 Lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

No comments.

Subdivision Ordinance:

1. The seal and signature of the Registered Land Surveyor certifying the accuracy of the plan survey is required. SLDO 402.1.L
2. Statement of ownership is required to be signed and notarized. SLDO 402.1.M
3. The proposed maintenance easement agreement associated with the storm water management basin located on lots 177- 179 needs to be submitted for solicitor review and approval. SLDO 403.1.E
4. Verification is required that the Erosion and Sedimentation Control/ NPDES plan was approved by the York County Conservation District SLDO 403.2.A

Stormwater Ordinance:

5. The emergency spillway width for the proposed pond is shown on the plans as being 10 feet. The width should be 20 feet. Please revise.

General Comments:

6. Once approval has been received by York County Conservation District for the NPDES plan, please provide the approved designs and details for the proposed individual on-lot infiltration trenches.
7. Once approval has been received by York County Conservation District for the NPDES plan, please provide the approved test data for the on-lot infiltration trenches and for Pond No. 5.
8. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Modifications Requests

None requested.

Christopher Hoover, PE, Hoover Engineering Services, Inc., represented the plan.

Action On the Modification Requests

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request to the Board of Supervisor's for Section 402.1.A, the original property description plan requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request to the Board of Supervisor's for Section 402.1O, to show the existing features adjacent to the tract requirement. Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request to the Board of Supervisor's for Section 402.1.P, for the plan scale requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend denial of the modification request to the Board of Supervisor's for Section 602.2.B, dedication of additional right-of-way along School House Lane requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request to the Board of Supervisor's for Section 602.2.C, the cartway widening of School House Lane along the tract of Lot 1 frontage requirement. Vote on the motion: All yes. 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 comments 1 thru 5, and the modification requests. Vote on the motion: All yes. The motion carried.

SITE/LAND LAND DEVELOPMENT PLANS

1. Minor Preliminary/Final Land Development Plan – 920 Limekiln Road

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

1. A note should be added to the plans indicating that all site lighting will be in compliance with ordinance requirements. ZO 1203

Subdivision and Land Development Ordinance:

2. The seal and signature of the Registered Land Surveyor certifying the accuracy of the plan survey is required. SLDO 402.1.L
3. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M
4. Verification from PPL should be provided that setback requirements for the transmission lines will be met. SLDO 403.1.E
5. Verification is required that the plans have been reviewed by the PA Turnpike Commission. SLDO 403.2.K

General Comment:

6. Note #8 should be removed, there is no longer interior directional signage shown on the plans.
7. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Modifications:

8. The applicant is requesting a modification from the ordinance requirement of cartway widening of Limekiln Road. SLDO 602.2.C
9. The applicant is requesting a modification from the ordinance requirement of the number of proposed access drives per lot. SLDO 606.3.B
10. The applicant is requesting a modification from the ordinance requirement of submittal of a complete stormwater report. SLDO 701

Action on the Modification Requests

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification requests to the Board of Supervisor's for Section 602.2.C, the cartway widening of Limekiln Road requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request to the Board of Supervisor's for Section 606.3.B, the number of proposed access driveways per lot 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 to the Board of Supervisor's for Section 701, the complete stormwater report. Vote on the motion: All yes. The motion carried.

Action On The Plan

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisor's contingent on comments 1 thru 7 and the modification requests. Vote on the motion: All yes. The motion carried.

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. 2011-03: Alfred and Marge Adelman, 367 Futurity Drive, Camp Hill, PA 17011. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 505.4, front yard setback within the Residential Single District. The Applicants wish to construct a front porch to the existing home, which will encroach eight (8) feet, plus or minus, into the 40-foot front yard setback area at their property, 367 Futurity Drive, Camp Hill, PA 17011, which is located in the Residential Single District.

Case No. 2011-04: Joel J. and Jordan E. Northridge, 113 Green Lane Drive, Camp Hill, PA 17011. The Applicants are requesting variances to the Fairview Township Zoning Ordinance, Sections 1304.1, Fences and Walls, and 1306.2, Yard Regulations. The Applicants wish to erect a six (6) foot high fence in the side yard of a corner lot which abuts a side street. The property is owned by the Applicants and is located in the Residential Single District.

Case No. 2011-05: Derek and Alicia Himes, 647 Pleasant View Road, Lewisberry, PA 17339. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 406.1, Agricultural Restrictions. The Applicants wish to keep a maximum of three (3) chickens on a parcel of land less than 80,000 square feet in area. The property is owned by the Applicants and is located in the Residential Rural District.

ADJOURNMENT

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