

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 7, 2013

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
Anne K. Anderson, Member
Kevin V. Gorman, Member
H. Adam Williams, Member
Drew Bitner, PE, Township Engineer

Absent: Stephen M. Waller, Fairview Township Codes Administration Director

APPROVAL OF MINUTES

Mr. Gorman made a motion, seconded by Mrs. Anderson, to approve the minutes of the April 2, 2013, Planning Commission Meeting. Mrs. Anderson noted several typographical errors in the April minutes. The errors have been corrected. Vote on the motion. All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussions and Correspondence, Mr. Powers moved to Sketch Plans.

SKETCH PLANS

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

SUBDIVISIONS

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

SITE AND LAND DEVELOPMENT PLAN

1. Final Minor Land Development Plan for FedEx Ground – Parking Lot Expansion

Greg Holtzman, Project Manager, BL Companies, represented the plan. Mr. Holtzman indicated the plan was before the Planning Commission only for action on the modification requests.

Modification Request No. 1: SLDO Section 303.A.2, Sewage Planning Module requirement.

Modification Request No. 2 goes away because the minimum top width of all basin embankments shall be 9 feet.

Modification Request No. 3: Stormwater Management Ordinance, 2012-5, Section 301.L. The maximum permitted side slopes for basins shall be 4 horizontal to 1 vertical requirement.

ACTION ON THE MODIFICATION REQUESTS

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO Section 303.A.2, to the Board of Supervisors. 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 SWMO Section 308.C1.c, to the Board of Supervisors. Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Gorman, to recommend approval of the modification request from SWMO Section 301.L, to the Board of Supervisors due to the location of the basin and site conditions. Vote on the motion. All yes. The motion carried.

Action on the Plan

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

OLD BUSINESS

2. Final Subdivision Plan for the Shettel Farm – Lewisberry Road & School House Lane

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

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

Zoning Ordinance

No Comments.

Subdivision and Land Development Ordinance

1. An Original property description plan is not shown in the plan set. SLDO 402.1.A. A modification has been requested.
2. Certificate ownership must be signed prior to plan approval. SLDO 402.1.M

3. Roadway widening of Lewisberry Road is required by ordinance. SLDO602.1.G and 602.2.C. A modification has been requested.
4. Recreational Area/Fee will be required. SLDO 613.

General Comments

5. The plan will have to comply with Resolution 2008-13, relating to any violations on the property or unpaid fees.

Action on Modification Requests

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from Section 402.1.A, the "Original Property Description", to be 1" = 200'. Vote on the motion. All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from the SLDO 602.1.G and 602.2.C, not to require roadway widening along the Lewisberry Road, and confirm that roadway widening will not be required for the Stoneberger property frontage. Mrs. Anderson requested no clarification on the plan. Vote on the motion. All yes. The motion carried.

Motion On The Plan

Mrs. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision and Land Development comments 1, 3, 4, and 5. Vote on the motion. All yes. The motion carried.

ZONING HEARING BOARD

There being no Zoning Hearing Board applications, Mr. Powers moved to adjournment.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:34 PM. Vote on the motion. All yes. The motion carried.