

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 1, 2010

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
Bernard J. Coleman, Member
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the minutes of the May 4, 2010, Planning Commission meeting. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Coleman, Yes, Mr. Stanley, Yes; Mrs. Anderson, Abstained. The motion carried.

DISCUSSION AND CORRESPONDENCE

1. Revised Proposed Comprehensive Plan - Recommendations to Supervisors

Mr. Waller suggested moving Discussion and Correspondence to the end of the meeting. Mr. Powers agreed.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Minor Subdivision Plan for 107 Old York Road – The Ramsay Property – 2 Lots.

Mr. Waller advised the Planning Commission that the developer's engineer requested the Plan be tabled.

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

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.

Zoning Ordinance:

1. Z.O. 613 - The plan will need to comply with the recreation fee portion of the ordinance.

Subdivision and Land Development Ordinance:

1. SLDO 402.1.L - Plans are required to be signed and sealed by the registered professional.
2. SLDO 402.1.M - Plans are required to be signed by the applicant/owner prior to recording.
3. SLDO 402.2.A - Provide a letter of Erosion and Sedimentation Control Plan approval and a copy of the revised NPDES Permit.

General comments:

1. Retaining Wall - Show access for the maintenance and inspection of the 15" pipes provided by ELA Group. *Wall plans were submitted but only one of the two manholes is shown on the ELA group sections. The manhole at approximate station 3+35 should be added to sheet 6 of 17.*
2. An improvement bond estimate will need to be provided for the proposed public improvements (sanitary sewer extension, rip rap apron outfall).
3. Codified Ordinance Chapter 18, Part 5: Prior to construction, plans will have to be reviewed and approved for compliance to Lower Allen Sewer Authorities Industrial Pre-treatment Program.

Modification(s):

1. SLDO 303 - All land development plans and plans proposing public improvements must be submitted as a preliminary plan. *Applicant is requesting a modification to this ordinance requirement.*

Mr. Waller informed the Planning Commission that the stormwater leaving the property and running under the access drive to the Lower Allen Township Sewer Authority is no longer an issue. The stormwater from the property has been rerouted to the Township stormwater system.

Motion on the Modification Request.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO-Section 303, the Preliminary Plan Requirement. Vote on the motion: All yes. The motion carried.

Motion on the Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisor's contingent on Zoning Ordinance comment No. 1; SLDO comment No. 3; the General Comments; the modification request and compliance with Resolution No. 2008-13. Vote on the motion: All yes. The motion carried.

2. Final Subdivision Plan for the Estate of Chester Steigerwalt – 2 Lots

Mr. Stanley made a motion, seconded by Mrs. Anderson, to untable the plan.

Mr. Waller presented the plan to the Planning Commission.

Michael D'Angelo, PLS, represented the plan.

Zoning Ordinance requirements:

1. ZO 405.2 & SLDO 402.2.H - The site data chart does not indicate the required and proposed lot widths.

Subdivision and Land Development Ordinance requirements:

1. SLDO 402.1.B - The location map does not identify the boundaries of the subject tract. Please shade in or hatch the area to clearly identify property limits.
2. SLDO 402.1.M - Certification and dedicatory statement must be signed and notarized by the owner(s). Certification of ownership and dedicatory must be dated after the last plan revision.
3. SLDO 402.1.O - Plans should clearly identify the existing cartway for Steigerwalt Hollow Road.
4. SLDO 402.1.O - The existing septic system for the Gramm property is not indicated on the plans. Please identify the existing septic systems OR add a note that states "There are no existing wells on adjacent properties that are within 100 feet of a proposed septic system. Likewise, there are no existing septic systems on adjacent lots that are within 100 feet of any proposed well."
5. SLDO 402.1.P - The plan does not identify steep slopes. These areas can be shaded or a note can be added to the plan.
6. SLDO 402.1.Q - The plans do not fully indicate or delineate the easements around the stream or the pond. There are dimensions on parts of the noted easement, but the entire easement is not indicated with dimensions (metes and bounds). Please clarify.
7. SLDO 402.1.Q - Please add dimensions to the varying easement associated with the pipeline that traverses lot #2. *Recording information for the easement has been added to the plans; however, the plans do not show a representation of the easement.*
8. SLDO 402.1.X - The existing wells located on the Fishel, Gramm and Lot #2 properties should have a 100' isolation distance associated with them OR a note added indicating "There are no existing wells on adjacent properties that are within 100 feet of a proposed

septic system. Likewise, there are no existing septic systems on adjacent lots that are within 100 feet of any proposed well.”

9. SLDO 402.1.X - The proposed well for Lot #1 and the 100 foot isolation distance is not indicated on the plans.
10. SLDO 403.2.C - The following driveway note should be added to the plans in accordance with SLDO “No building permit will be issued until the Township Engineer has verified the sight distance and roadway access safety.”
11. SLDO 602.1.G and 602.2.B - Additional right-of-way dedication is not clearly identified or shown along Steigerwalt Hollow Road on the Estate side.
12. SLDO 606.4.A - Provide available and required safe sight stopping distance and clear sight triangles for Lot #1, Lot #2 and Gramm Driveway as per PennDOT Chapter 441 Regulations.
13. SLDO 612 – Recommend expansion of note #4 relating to wetlands, identifying that no proposed improvements are being made to the property, thus no verification/delineation is required at this time.

General comment:

1. The line types on the plan make it very difficult to read and evaluate what is taking place with the plan.
2. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.
3. Plan revision dates should be added by table or note for further clarification.

Modifications:

1. SLDO 402.1.O - The existing septic system for Lot #2 is not indicated on the plans. *Modification request has been submitted and approved by the BOS on March 29, 2010.*
2. SLDO 402.1.Y - The perc and probe locations for the primary and replacement septic systems are not indicated on the plans for Lot #1. *Modification request submitted and approved by the BOS on March 29, 1010.*
3. SLDO 610.1.A – The proposed subdivision is located within 1000 feet (975+/-) of public sewer. Ordinance requires connection to that sewer unless a waiver is granted from those requirements. *Modification request has been submitted and approved with conditions by the Board of Supervisor's on March 29, 2010.*

Motion on the Plan

Mr. Coleman made a motion, seconded by Mr. Stanley, to recommend approval of the plan to Board of Supervisor's contingent on subdivision and land development comments 1 thru 13; the identification of the owners of the pipelines and a 25 foot right-of-way from the center of each pipeline as a minimum distance, or as required by the pipeline utility, general comments and compliance with Resolution 2008-13. 1 thru 3. Vote on the motion: All yes. The motion carried.

NEW BUSINESS

There being no New Business, Mr. Powers moved to Discussion and Correspondence.

DISCUSSION AND CORRESPONDENCE

1. Revised Proposed Comprehensive Plan - Recommendations to Supervisors

Mr. Waller presented the final draft of the proposed comprehensive plan to the Planning Commission. The public hearing for the proposed comprehensive plan has been scheduled for June 28, 2010, a will he held prior to the regularly scheduled Board of Supervisor's meeting.

April Showers represented planning consultants, Johnson, Mirmiran & Thompson.

April Showers presented the final draft of the proposed comprehensive to the Planning Commission.

There was discussion about sewer capacity reserves at the Lower Allen Sewer Plant. Mr. Waller advised the Planning Commission that DEP as reviewed the Township's 537 Plan and has indicated that the Township now has to sewer some areas in the northern part of the Township that are failing. With the 537 Plan, the Township would like to put the sewer mains to the north plant. There is no capacity at the south plant. The north plant is operating at about half capacity. If addition connections would be needed in the north, capacity will have to be purchased from Lower Allen.

Motion on the Comprehensive Plan

Mrs. Anderson stated that we (the Planning Commission) generally acknowledge the Comprehensive Plan and we generally support the recommendation, but note that the appropriate infrastructure must be in place to support the growth including sanitary sewer collection, sanitary sewer capacity and the roadway systems. The Zoning Ordinance has to include provisions for providing infrastructure, whether it is utilities or roadway network, to support the growth areas as part of the zoning ordinance changes. Mr. Thompson seconded. Vote on the motion: All yes. The motion carried.

Mr. Stanley stated the Township should seriously consider some sort of transportation impact fee. Mr. Thompson indicated the transportation impact fee should be part of the recommendation for the Comprehensive Plan. Mrs. Anderson agreed.

Attached are comments from Board member Bernard J. Coleman.

ZONING HEARING BOARD

The Fairview Township Zoning Hearing Board will hold a Public Hearing on Thursday, June 17, 2010 at 7:00 p.m. in the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA 17070, to discuss the following:

Case No. 2010-7: Grace Baptist Church of Lewisberry, Inc., 780 Woodland Avenue, Lewisberry, PA 17339. The Applicant is requesting a variance to the Fairview Township

Zoning Ordinance, Section 405.3, Lot Coverage, and Section 1402.6, Design Standards for parking. The Applicant wishes to increase the impervious area of the property from the maximum of 30% to 37.84% and to construct a parking lot to within 10 feet of the property line, the Ordinance limit being 25 feet, in order to add 169 additional parking spaces. The property is owned by the Applicant and is in the Residential Rural District.

Case No. 2010-8: Peter Postupack, Jr., 219 Bridge Street, New Cumberland, PA 17070. The Applicant is requesting a special exception to the Fairview Township Zoning Ordinance, Section 1702, Substitution. The Applicant wishes to replace an existing non-conforming mobile home with another mobile home of the same size. The Applicant further wishes the Zoning Hearing Board to delineate an area on the site as an acceptable building envelope for replacement of other mobile homes within the park if required. The Applicant wished the Zoning Hearing Board grant a blanket approval to replace other mobile homes when necessary within a proposed building envelope area. The property is owned by the Applicant and is in the Residential Village District.

Case No. 2010-9. William R. Haines Sr., 1117 Pinetown Road, Lewisberry, PA 17339. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 405.2, Lot Width in the Residential Rural District for the property at 1117 Pinetown Road. The Applicant wishes to subdivide the existing 10.26 acre parcel into two lots. One the of proposed lots, Lot No. 4, will only have a 50.08 feet of lot width, while the proposed Lot No. 4B, will meet the minimum lot width requirement of the Ordinance. All lots will meet other dimensional requirements. The property is owned by the Applicant and is in the Residential Rural District.

Case No. 2010-10. Barry and Vickie Zortman, 605 Saw Mill Road, Mechanicsburg, PA 17055. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 1302.2, Accessory Building and Structures on Conforming Lots for the property at 605 Saw Mill Road. The Applicants wish to erect a twenty-four (24) by twenty-two (22) foot detached pole building in the front yard, less than two hundred (200) feet from the right-of-way. The property is owned by the Applicants and is in the Residential Rural District..

ADJOURNMENT

Mrs. Anderson made a motion, seconded by Mr. Stanley, to adjourn the meeting at 8:49 PM. Vote on the motion: All yes. The motion carried.