

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 2, 2009

CALL TO ORDER

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

ROLL CALL

Present: Michael A. Powers, Chairman
Bernard J. Coleman, Vice-Chairman
Michael E. Thompson, Member
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Edward A. Stalnecker, P.E., for The ARRO Group, Township Engineer
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes for the May 5, 2009, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

1. Presentation of the Comprehensive Plan to the Planning Commission and the Board of Supervisors by Johnson, Mirmiran & Thompson consultants.

Mr. Smith called a roll call of the Board of Supervisors. Mr. Albert, Mr. Mickle, Mr. Minito, Mr. Brown and Mr. Pirritano were all present.

Mr. Smith stated the presentation of the Comprehensive Plan to the joint meeting of the Board of Supervisors and the Planning Commission will be an informational meeting only and no decision on the Plan will be made at this time.

Tina Frackler presented the Comprehensive Plan to the Board of Supervisors and the Planning Commission members.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Minor Final Subdivision Plan of 425 Yocumtown Road – Fairview and Newberry Townships

Chris Hoover, PE, of Hoover Engineering Services presented the plan to the Planning Commission. Mr. Hoover also submitted a Modification Request for 22-601.4, Provide sketch plan requirement for remaining lots requirement.

Mr. Stalnecker discussed the Township Engineer's comments.

Modification Requests

1. Provide Roadway Widening. (22-602.2.C) The applicant is requesting a modification to this requirement of the ordinance.
2. Provide a Stormwater Management Report. (22-701.9.B) The applicant is requesting a modification to this requirement of the ordinance. NOTE: The ordinance sections listed in the "Modifications Request" table on the cover sheet appear to be reversed.

Subdivision and Land Development

3. Certifications of accuracy must be signed and sealed by the responsible design professional(s) (22-402.1.L). Certification of accuracy must be dated after the last plan revision.
4. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s) (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.
5. A Wetland Delineation Report should be submitted. (22-402.1.G) The applicant's consultant has indicated that a Wetland Delineation Report has been prepared and will be provided.

Mr. Stalnecker advised the Planning Commission the developer's engineer has provided a Wetland Delineation Report.

6. Because the residual parcel is large enough for future development, a sketch plan should be prepared so that the availability of appropriate access can be evaluated. (22-601.4)

General Recommendations

7. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

ACTION ON MODIFICATION REQUEST(S)

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request to the Board of Supervisors from 22-602.2.C, the roadway widening requirement as a fee in lieu of with the amount to be determined by the Township Engineer. 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 Supervisors from 22-701.9.B, the stormwater management report 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 Supervisors from 22-601.4, the sketch plan requirement for remaining lot requirement. Vote on the motion: All yes. The motion carried.

ACTION ON THE PLAN

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision comments 3 and 4, and General Recommendation comment 7. Vote on the motion: All yes. The motion carried.

SITE/LAND DEVELOPMENT PLANS

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

OLD BUSINESS

1. Final Land Development Plan for FedEx Facility – Parking Lot Expansion – 510 Industrial Drive

Mr. Coleman made a motion, seconded by Mr. Stanley, to untable the plan. Vote on the motion: All yes. The motion carried.

Mr. Stalnecker discussed the Township Engineer's comments.

Modification Requests

1. Provide a Stormwater Management Report. (22-403.2.D) The applicant has withdrawn their request for this modification.

Zoning

2. The Zoning Information Table should be revised to indicate a maximum building height of 35.' (27-1004.8)
3. The plan should demonstrate how buffer yard requirements are met along the properties zoned "Rural Residential" and "Residential Multiple." The Zoning Officer should verify that the existing vegetation, as shown on the previously recorded plan provides the required buffering. (27-1005.2.D)
4. Demonstrate compliance with lighting requirements. The applicant has provided a description of the proposed lighting facilities, but photometric plans should be provided so that compliance with the ordinance requirements can be verified. (1203)

Mr. Stalnecker indicated the photometric plan has been provided.

Subdivision and Land Development

5. Certifications of accuracy must be signed and sealed by the responsible professional(s) (22-402.1.L). Certification of accuracy must be dated after the last plan revision.
6. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s) (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.
7. The location and type of survey monuments must be provided on the plan. (22-402.1.U)

Outside Agency Approvals

8. Erosion and Sedimentation Control Plan approval is required. The applicant has indicated that the YCCD is not requiring submission of an E&S plan for review. A copy of YCCD's determination should be provided. (22-402.2.A)

Stormwater Management

9. The Stormwater Management calculations indicate an increase in discharge rate as a result of the proposed construction. Please revise the outlet structure so that the post-development discharge rate does not exceed the pre-development discharge rate.

General Recommendations

10. The Zoning Officer should verify that the plan has been prepared in conformance with any and all conditions of previous plan approvals for the subject property.
11. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

ACTION ON THE PLAN

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisors contingent on Zoning comments 2 and 3, Subdivision comments 5, 6 and 7, the Outside Agency comment and Stormwater Management comment and General Recommendations. Vote on the motion: All yes. The motion carried.

NEW BUSINESS

There being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

Case No. 2009-08: East Coast Management, 2 Springville Way, Mount Laurel, New Jersey 08054. The Applicant is requesting a variance pursuant to the Fairview Township Zoning Ordinance, Section 904.7, Maximum Building Height of thirty-five (35) feet. The Applicant wishes to construct a four story 80 +/- room hotel on Beacon Hill Boulevard. The Applicant is requesting a variance from the maximum height to construct the building to a height of about fifty (50) feet. The property is owned by the Applicant and is located on Beacon Hill Boulevard, New Cumberland, Pennsylvania 17070. The property is located in the Commercial Highway District.

Case No. 2009-09: John Gula and Judith Bitner, 811 Surrey Court, Camp Hill, Pennsylvania 17011. The Applicants are requesting a variance pursuant to the Fairview Township Zoning Ordinance, Section 1302.2, Erection of an accessory structure within a front yard less than 200 feet from the right-of-way line. The Applicants wish to construct a 26 x 52 foot pool in their yard adjoining Limekiln Road. The proposed swimming pool will be within twenty-one (21) feet, plus or minus, to the property and right-of-way line. The property is owned by the Applicants and is located in the Residential Single District.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mr. Coleman, to adjourn the meeting at 8:55 PM. Vote on the motion: All yes. The motion carried.