

# **FAIRVIEW TOWNSHIP PLANNING COMMISSION**

June 4, 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

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

## **APPROVAL OF MINUTES**

Mr. Gorman made a motion, seconded by Mr. Thompson, to approve the minutes of the May 7, 2013, Planning Commission Meeting. 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

It appears that the individuals representing the New Cumberland Federal Credit Union were not present. Mr. Powers moved the New Cumberland Federal Credit Union to the end of the agenda and moved to Old Business

## **OLD BUSINESS**

### **2. FedEx Ground Employees Parking Lot Expansion – Industrial Drive and Laura Court**

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

Greg Holtzman, Project Manager, BL Companies, represented the plan.  
Zoning Ordinance

All comments have been addressed

#### Subdivision Ordinance

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 402.1.M
2. Sewage Facilities Planning Module approval will be required. The modification was approved by the Board of Supervisors May 20, 2013. SLDO 402.2.B
3. Proof of York County Erosion and Sedimentation/NPDES approval will be required. SLDO403.2.A
4. An improvement guarantee estimate prepared by the applicants engineer and subsequent placement will be required. SLDO 502.A.(2)(B)
5. An executed Improvement guarantee security agreement will be required. SLDO 502.A(3) and Appendix 11
6. Compliance with Part and Recreation requirements will be required. The applicant has noted will propose a fee-in-lieu. SLDO 613

#### General Comments

7. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the Township must be current and not delinquent.

#### Modifications Requested

1. Submittal of a Sewage Planning Module. SLDO 303.A.2 Approved by the Board of Supervisors on May 20, 2013.
2. Stormwater Management Basins are required to meet the districts required building setbacks. Stormwater Ordinance 2012-5, Section 30.1L. The modification was approved by the Board of Supervisors on May 20, 2013.
3. The maximum side slope for a detention/retention basin shall be 4 to 1. Stormwater Ordinance 2012-05, Section 308.C.1.C The modification was approved by the Board of Supervisors on May 20, 2013.

#### Motion on the plan

Mrs. Anderson made a motion, seconded by Mr. Thompson to recommend approval of the plan to the Board of Supervisors contingent on the Subdivision Ordinance comments 1 through 6, and the General Comment 7. Vote on the motion. All yes. The motion carried.

## **SITE AND LAND DEVELOPMENT PLAN**

1. New Cumberland Federal Credit Union – 345 Lewisberry Road

Pamela Fisher, of Land Design and Division, Ltd, represented the plan.

Zoning Ordinance

All comments have been addressed

Subdivision Ordinance

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 402.1.M
2. Proof of York County Erosion and Sedimentation approval will be required. SLDO 403.2.A
3. Compliance with Part and Recreation requirements will be required. SLDO 613

General Comments

1. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the Township must be current and not delinquent.

Modification Requests

1. Dedication of additional Right-Of-Way and Cartway improvements along Lewisberry Road and Keystone Drive. SLDO 602.1.G and 602.2.C
2. Intersection sight triangle requirements of 150 feet to 75 feet. SLDO 603.4  
Drew Bitner, Township Engineer, supports the modification request with a note being added indicating that the current sign, which is located in the sight triangle, will be relocated outside of the 75 foot sight triangle with the new construction.
3. Stormwater management standards, Ordinance 2012-5, Stormwater Management Ordinance, Article 2. Cathy Lee, PE, of Century Engineering, Stormwater review, supports the modification request.
4. Stormwater management site plan requirements. Ordinance 2012-5, Stormwater Management Ordinance, Article 4. Cathy Lee, PE, of Century Engineering, Stormwater review, supports the modification request.

Action on the modification requests

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification requests from the Right-of-Way and cartway improvements requirements. 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 for the reduction of the sight triangle to 75 feet, contingent on a note added to the plan to indicate that the existing sign being relocated outside of the 75 foot sight triangle. 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 the Stormwater Management Ordinance, Article 3. 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 the Stormwater Management Ordinance, Article 4. Vote on the motion. All yes. The motion carried.

Action on the plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of plan to the Board of Supervisors, contingent on Subdivision Comments 1 thru 3, General Comment 4, and the Modification Requests. Vote on the motion. All yes. The motion carried.

### **ZONING HEARING BOARD**

Case No. 2013-04: Brian C. Dawson, 884 King Street, Lewisberry, PA 17011. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 403, Area and Design Requirements, Side Yard Setback in the Rural Living Zoning District. The Applicant wishes to construct an addition to the existing dwelling unit, which will intrude into the thirty (30) foot side-yard setback, and the fifty (50) foot rear-yard setback. The property is owned by the Applicants and is located in the Rural Living Zoning District.

### **ADJOURNMENT**

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:20 PM. Vote on the motion. All yes. The motion carried.