

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 7, 2011

CALL TO ORDER

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

ROLL CALL

Present: Michael A. Powers, Chairman
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Seth B. Grebbien, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Michael E. Thompson, Vice-Chairman

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the minutes of the May 3, 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 for Reconfiguration of Tracts of Land Owned by Harry H. Fox, Jr.

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

All comments have been addressed.

Subdivision and Land Development Ordinance:

1. The seal and signature of the Registered land Surveyor certifying the accuracy of the plan survey and the seal of the Registered Engineer is required. SLDO 402.1.L
2. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M
3. PA DEP planning Module approval is required. SLDO 402.2.B
4. Proof of PennDOT HOP application submittal for approval is required. SLDO 402.2.C
5. the signature block of the Warrington Township Board of Supervisor's is required to be signed prior to plan recording. SLDO 403.1.A

General comments:

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

Modifications:

7. Driveway profile scale at 1" = 10' minimum. SLDO402.1.C
8. Cartway improvements to an adjacent roadway (Pinetown Road) SLDO 602.2.C

Timothy Mellott, PE, represented the plan.

Patrick McKonley represented Harry H. Fox Jr.

Action on Modification Requests

Mr. Mellott advised the Planning Commission that PennDOT had recently widened Pinetown Road to twenty-two (22) feet and twenty-four (24) feet. The right-of-way has been dedicated to thirty (30) feet from the center line of Pinetown Road.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO Section 402.1.C, the driveway profile of 1" = 10' 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 from SLDO Section 602.2.C, the adjacent roadway widening requirement. Vote on the motion: All yes. The motion carried.

Action on the Plan

Mr. Stanley made a motion, seconded by Mr. Grebbien, to recommend approval of the plan contingent on Subdivision and Land Development comments 1 thru 5, General comment 6 and the modification requests. Vote on the motion: All yes. The motion carried.

SITE/LAND DEVELOPMENT

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

OLD BUSINESS

There being no Old Business, Mr. Powers moved to New Business

NEW BUSINESS

Mrs. Anderson suggested getting guidance or direction from Township Staff and/or the Board of Supervisor's for roadway widening when there is a subdivision involving two or three lot along a roadway. Mr. Waller said he would approach the Board of Supervisor's and Staff for suggestions.

ZONING HEARING BOARD

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

ADJOURNMENT

Mrs. Anderson made a motion, seconded by Mr. Stanley to adjourn at 7:15 PM. Vote on the motion: All yes. The motion carried.