

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 2, 2013

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
Anne K. Anderson, Member
Kevin V. Gorman, Member
H. Adam Williams, Member

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

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Gorman, to approve the minutes of the June 4, 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

OLD BUSINESS

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

NEW BUSINESS

1. Conditional Use Application – Goodman Logistics Center – I-83 & Lewisberry Road

Mr. Williams abstained from having any discussions or voting on this Conditional Use Application because he is employed by Alpha Consulting Engineers.

John Murphy, PE, and Todd Wilson, PE, of Alpha Consulting Engineers represents

the developer, Goodman Birtcher North American Management, LLC. The developer wishes to construct a 1,020,000 square foot warehouse on three tracts of ground totaling 81.9 acres. The tract of ground is located along I-83 southbound and between the Lewisberry Road (SR0114) on the south and the Pennsylvania Turnpike on the north. The property is located in the Commercial Business Zoning District.

Mr. Murphy is proposing a traffic signal at the location of the I-83 south bound Exit ramp 39A. Mr. Murphy indicated that PennDOT will align the south bound exit ramp to be at 90 degrees with the Lewisberry Road (SR0114). Trucks and other vehicles entering the proposed warehouse will cross over the Lewisberry Road eliminating the heavy traffic on the secondary roads. Mr. Murphy indicated a Traffic Study is ready to submit.

Troy Briggs, representing Goodman Logistics Center, indicated that down cast lighting would be utilized to minimized light pollution coming off of the site.

Mr. Stephen F. Smith, Fairview Township Manager advised the Planning Commission that the developer had meetings with the York County Conservation District, the Department of Environmental Protection, PennDOT and the Township.

Mr. Smith indicated that the Pennsylvania American Water Company is committed to this project. The proposed warehouse will be sprinkled. There are approximately 39 EDUs for allotted for the project.

Mr. Thompson asked the developer how many jobs will be created with this project. Mr. Briggs indicated that 250 to 300 jobs would be created.

Mr. Murphy indicated there is no reasonable way for a second access to the lot. A modification request will be required.

Motion on the Conditional Use Application

Mr. Thompson made a motion, seconded by Mrs. Anderson, recommend approval of the Conditional Use Application to the Board of Supervisors. 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 7:20 PM. Vote on the motion. All yes. The motion carried.