

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 3, 2012

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:27 PM

## ROLL CALL

Present: Michael A. Powers, Chairman  
Michael E. Thompson, Vice-Chairman  
Anne K. Anderson, Member  
Drew Bitner, Township Engineer

Absent: Kevin V. Gorman, Member  
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 of the June 5, 2012, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

## DISCUSSION AND CORRESPONDENCE

Mr. Bitner advised the Planning Commission of Notice of Public Meeting of the Fairview Township Planning Commission meet on August 7, 2012, at 7:00 PM. A copy of the notice is attached to the minutes.

John Murphy, PE, Alpha Consulting Engineers, address the Planning Commission about the 83 acre tract of ground situated along Interstate Route 83, between the Pennsylvania Turnpike and State Route 114, the Lewisberry Road. The 83 acres will be zoned Commercial Business (CB) in the proposed new Zoning Ordinance. Mr. Murphy would like to see some uses permitted in the Industrial Business (IB) Zoning District allowed, in the Commercial Business (CB) District.

## SKETCH PLANS

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

## SUBDIVISION PLANS

### 1. Minor Final Subdivision Plan for Barbara Sadler – Brenneman & Highland Drives – 4 Lots

Mr. Bitner Presented the plan to the Planning Commission.

This plan is before the Planning Commission for action on modification requests.

John Melham, PE, represented the plan. Mr. Melham indicated the original subdivision plan for Barbara Sadler was approved by the Board of Supervisors, and that plan will be withdrawn.

There was discussion between the developer's engineer, the Planning Commission, the Township Engineer and the developer about the cartway widening, curbs and sidewalks and stormwater management.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to table the plan, and take no action on the modification requests until the previously approved subdivision plan is officially withdrawn. Vote on the motion: All yes. The motion carried.

## **SITE AND LAND DEVELOPMENT PLANS**

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

### **OLD BUSINESS**

#### 2. Final Subdivision Plan for Harold E. Deardorff, Jr. – Pinetown Road – 4 Lots

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

Mr. Bitner presented the plan to the Planning Commission.

#### Zoning Ordinance

All comments have been addressed.

#### Subdivision Ordinance

1. The dated signature of the surveyor responsible for preparing the plan. SLDO 402.1.L
2. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 402.1.M
3. PA DEP full Planning Module approval is required due to the fact the area is designated as being located in the "Diabase" geologic formation. SLDO 402.2.B and DEP Act 537 Plan Condition No. 4.
4. Sheet 4 of 4: Driveway Infiltration Trench (Lot #) Detail: Add a note stating that the owner of Lot No. is responsible for operation and maintenance for all stormwater facilities.

#### General Comments

5. Sheet 4 of 4: Driveway Infiltration Trench (Lot 3) Detail: The Total Trench Volume and the Total Trench Storage Volume values are incorrect. The Total Trench Volume should be 3 feet x 105 feet x 460 feet = 2070 cubic feet. The Total Trench Storage Volume is based on a 40% stone void ratio; therefore the Total Trench Volume should be 828 cubic feet. This volume is sufficient to capture the initial increase of 812 cubic feet of stormwater runoff. Revise the values in the table.

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

#### Modifications

7. Driveway profile scale. SLDO 402.1.C
8. Cartway improvements along Pinetown Road. SLDO 602.2.C – PennDOT issued a letter noting they DO NOT want additional cartway improvements at this time.

#### Motion on Modification Request(s)

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request to the Board of Supervisors for SLDO 402.1.C, the driveway profile scale requirement. Vote on the motion: All yes

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request to the Board of Supervisors from SLDO 602.2.C, the cartway improvements requirement. Vote on the motion: All yes. The motion carried.

#### Motion on the Plan

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the subdivision plan to the Board of Supervisors contingent on Subdivision Comments 1 thru 4, and General Comments No. 6. Vote on the motion: All yes. The motion carried.

### **NEW BUSINESS**

Mrs. Anderson advised the Planning Commission she will not be at the August 7, 2012, Planning Commission Meeting.

### **ZONING HEARING BOARD**

Case No. 2012-08: Kim J. Trout and Bobbi L. Sweeney, 1411 Greenmeadow Drive, York, PA 17408. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 2002, Definitions, General Terms, Principal Use. The Applicants wish to construct a detached garage on a 13.8 acre lot prior to the construction of a single family dwelling. The property is owned by the Applicants and is in the Residential Rural Zoning District.

### **ADJOURNMENT**

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 8:20 PM. Vote on the motion: All yes. The motion carried.