

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 5, 2011

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
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Seth B. Grebbien, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the June 7, 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

There being no Subdivision Plans, Mr. Powers moved to Site/Land Development.

SITE/LAND DEVELOPMENT

1. Preliminary/Final Land Development Plan for FedEx Ground – Parking Lots Expansion

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

1. The existing and proposed lot coverage tabulations should be indicated on the plan to insure compliance with the maximum lot coverage requirements. ZO 1004.3.

Subdivision and Land Development Ordinance:

1. The boundary lines with bearing and dimensions of the subject parcel are required to be shown on the plan. (Plans depict a portion of the property) SLDO 402.1.A and 403.1.D.
2. The area of the parcel subject to the land development plan is required, to be listed.SLDO 402.1.D.
3. Certificate of ownership must be signed prior to plan approval SLDO 402.1.M.

4. All natural features, such as wetlands, are required to be shown on the plan SLDO 402.1.P. Applicant has indicated that there are no wetlands in the "site area", but there are wetlands associated with the parcel.
5. York County Conservation approval is required for the Erosion and Sedimentation Control Plan. SLDO402.2.A.

General Comments:

6. The plan will have to comply with Resolution 2008-13 relating to any violations on the

Modifications:

7. Rational Method for stormwater analysis, SLDO 701.3.C (2).
8. Pond bottom basin 1% slope. SLDO 701.3.C(10).
9. Stormwater pipe size reduction from the required minimum size of 15 inches to a 12 inch pipe. SLDO 701.4.B.(1)(d).

Mark Heeb, represented BL Company.

Action on Modification Requests:

1. Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO 701.3.C.(2), to use the Rational Method for stormwater analysis. Vote on the motion: All yes. The motion carried.
2. Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO 701.3.C(10), to use 1.0 % slope for the pond bottom. Vote on the motion: All yes. The motion carried.
3. Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from SLDO 701.4.B (1)(d), the reduction of the pipe diameter from 15" to 12". Vote on the motion: All yes. The motion carried.

Action on the Land Development Plan:

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisor's contingent on Zoning comment 1, Land Development comments 1 thru 5, General comment 6, the modification requests and the Stormwater comments from Century Engineering 4, 5, 6 and 10. Vote on the motion: All yes. The motion carried.

OLD BUSINESS

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

NEW BUSINESS

Mr. Waller advised the Planning Commission that James Steeley has resigned from the Zoning Hearing Board, and Robert P. Stanley Jr, has been appointed to full the uncompleted term of Mr. Steeley.

ZONING HEARING BOARD

Case No. 2011-06: Thomas J. Ward, 664 Lewisberry Road, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 1304.1, Fences and Walls. The Applicant wishes to erect a five (5) foot fence in the front yard approximately eleven (11) feet from the edge of the right-of-way, within the front yard building set back area. The property is owned by the Applicant and is in the Residential Single District.

Case No. 2011-07: Ralph D, & Valerie M. Riddle, 2 Homestead Lane, Camp Hill, PA 17011. The Applicants are requesting variances to the Fairview Township Zoning Ordinance, Sections 1304.1, Fences and Walls, and 1306.2, Yard Regulations. The Applicants wish to erect a six (6) foot high fence in the side yard of a corner lot which abuts a side street. The property is owned by the Applicants and is located in the Residential Single District.

Case No. 2011-08: Dorine Orndorf, 645 Beinhower Road, Etters, PA 17339. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 502, Permitted Uses in the Residential Single Zoning District. The Applicant wishes to keep alpacas, horses, and poultry at this residential property. The property is owned by the Applicant and is located in the Residential Single District

Case No. 2011-09: Ryan Smith, 193 Wilcox Drive, New Cumberland, PA 17070. The Applicant is requesting a variance pursuant to Fairview Township Zoning Ordinance, Section 505.4, Front Yard Setback in the Residential Single District. The Applicant wishes to construct a porch addition to a single family dwelling at 193 Wilcox Drive, which will intrude into the 40 foot front yard setback. The property is owned by the Applicant and is in the Residential Single District.

ADJOURNMENT

Mr. Stanley made a motion, seconded by Mrs. Anderson to adjourn at 7:27 PM. Vote on the motion: All yes. The motion carried.