

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 6, 2010

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
Bernard J. Coleman, Member
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the minutes of the June 1, 2010, Planning Commission meeting contingent on the comments from Mr. Coleman being added to the approved minutes of June 1, 2010. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Coleman, Yes, Mr. Stanley, Yes; Mrs. Anderson, Abstained. The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussion and 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 389 Big Spring Road – Gregory A. Miller – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Robert J. Fisher, PE, RJ Fisher & Associates, Inc., represented the plan.

The revised plan (no date noted) has been reviewed for compliance to the Zoning Ordinance requirements and the following items need to be addressed:

1. The two sheds on the new lot #2 will not be in compliance with the Zoning Ordinance because they will now be located in a front yard. Subdivision plans cannot create non-conformities. Front yard requirements note that accessory structures have to be a minimum of 200 feet from the right of way if located in a front yard. A note should be added to the plan indicating the date of removal. ZO 1302.2.

The revised plan has been reviewed for compliance to the Subdivision and Land Development Ordinance requirements and the following items need to be addressed:

1. Revision date(s) need to be added to the plan in the chart provided. SLDO 402.1.J.
2. The plans will need to be signed and notarized prior to recording. SLDO 402.1.M.
3. Sewage Planning Module Exemption will need to be approved or acknowledged by DEP prior to plan approval. SLDO 610.1.D.

The following comments relate to the revised plan in general:

1. The note that indicates the driveway connection between lots #1 & #2 is to be removed. This will need to be completed prior to plan recording OR necessary bonding will need to be put into place to ensure removal.
2. The changing of the address for the newly created lot #1 should be evaluated. As it stands now, lot #2 will have to have an address of 389A due to the limitation in house numbers between the existing homes on Big Spring Road. IF the address is changed on lot #1 with the existing home, then conventional addresses can be assigned to both lots. (Lot #2 would become 389 and lot # 1 would become 393). Please evaluate.
3. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Mrs. Anderson indicated that the Typical Driveway Profile should have a maximum slope of fifteen (15) percent and not eight (8) percent.

MODIFICATION REQUESTS

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from Section 22- 402.2.A and 22-403.2.A, the Erosion and Sedimentation Control Plan with the York County Conservation District. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from Section 22-602.2, the providing additional cartway width requirement. Vote on the motion: All yes. The motion carried.

MOTION ON THE PLAN

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the plan contingent on the correction of the driveway profile. Vote on the motion: All yes. The motion carried.

2. Final Re-Subdivision Plan of Lots 3, 4 & 5 – Olde Forge Crossing – Fox Fire Lane – 3 Lots

Mr. Waller presented the plan to the Planning Commission.

John B. Walker, PE, Hoover Engineering Services, Inc., represented the plan.

The revised plan dated June 22, 2010 has been reviewed and is in compliance with the Zoning Ordinance requirements.

The revised plan has been reviewed for compliance to the Subdivision and Land Development Ordinance requirements and the following items need to be addressed:

1. Certification and dedicatory statement must be signed and notarized by the owner(s).
SLDO 402.1.M
2. Note #11 indicates the plan was in accordance with the concrete monument requirement in Phase II of the plan for Olde Forge Crossing. SLDO requires monuments for each subdivision plan. A modification request should be submitted if the applicant is requesting to utilize the monuments associated with Olde Forge Crossing Phase II. SLDO 611.3
3. The plan does not indicate metes and bounds for the drainage easement that will traverse the new lot# 3. Due to the easement bisecting the property, being able to locate and identify the area will be important. SLDO 701.3.F.3
4. The new lot#3 shows the primary septic location as being on the opposite side of the stormwater easement which SLDO ordinance does not allow obstructions or improvements in an easement. SLDO 701.3.F.4

The following comments relate to the plans in general:

1. The original Olde Forge Crossing plan was approved with an agreed upon contribution to be made by the developer of \$1000/per lot, which would be paid at the time the building permit was issued. Now that lot #4 is being extinguished, the fee for the **old lot # 4** should be paid at the time of plan approval.
2. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Mrs. Anderson indicated that note number 2 of the General Notes indicate that the York County Conversation District has approved an Erosion Control Plan and a NPDES Permit dated July 1, 2003, and both would have expired.

Mr. Walker submitted two (2) modification requests for 22-611.3 and 22-701.3.F.4 to Mr. Waller.

MODIFICATION REQUESTS

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from 22-611.3, providing concrete monuments requirement. Vote on motion: Mr. Power, Yes; Mr. Coleman, Yes; Mr. Stanley, Yes; Mrs. Anderson, Yes; Mr. Thompson, No. The motion carried.

Mr. Thompson made a motion, seconded Mr. Stanley, to recommend approval of the modification request from 22-701.3.F.4, to permit the proposed sanitary sewer lateral to cross an existing drainage easement, as long as the sanitary sewer lateral goes under the existing drainage pipe with a minimum of twelve inches between the pipes. Vote on the motion: All yes. The motion carried.

MOTION ON THE PLAN

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan contingent on Subdivision and Land Development comments 1 and 3, and approval of the NPDES Permit. Vote on the motion: All yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

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

OLD BUSINESS

1. Final Minor Subdivision of 107 Old York Road – Ramsay Property – 2 Lots

Mr. Waller advised the Planning Commission the plan will remained tabled.

NEW BUSINESS

There being no New Business, Mr. Powers moved to Discussion and Correspondence.

ZONING HEARING BOARD

Case No. 2010-11: Russell Goodling, Vicksburg Court, Mechanicsburg, PA 17055. The Applicant is requesting a special exception to the Fairview Township Zoning Ordinance, Section 1704, Extension, Expansions and Enlargements of a nonconforming Use. The Applicant wishes to abandon an existing mobile home park, and extend the multifamily use onto the adjacent tract and to construct single family attached homes on both parcels, including an adjacent parcel zoned multifamily. The property is owned by the Applicant and is in the Residential Single and Residential Multiple Districts.

ADJOURNMENT

Mrs. Anderson made a motion, seconded by Mr. Stanley, to adjourn the meeting at 7:43 PM. Vote on the motion: All yes. The motion carried.