

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 4, 2009

CALL TO ORDER

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

ROLL CALL

Present: Michael A. Powers, Chairman
Bernard J. Coleman, Vice-Chairman
Robert P. Stanley, Jr., Member
Michael E. Thompson, Member
Edward A. Stalnecker, P.E., for The ARRO Group, Township Engineer
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Anne K. Anderson, Member

APPROVAL OF MINUTES

Mr. Stanley made a motion, seconded by Mr. Coleman, to recommend approval of the minutes for the July 7, 2009, Planning Commission meeting. Vote on the motion: Mr. Powers, Yes; Mr. Coleman, Yes; Mr. Stanley, Yes; Mr. Thompson abstained. The motion carried.

DISCUSSION AND CORRESPONDENCE

1. Discussion of the proposed revised Flood Plains Ordinance

Mr. Waller presented the propose Flood Plains Ordinance to Planning Commission. The revised Ordinance will be in conjunction the HUD, 2009 Flood Plain maps. Mr. Waller advised there have been discussions with York County Planning Commission and the Township Solicitor. The Planning Commission's recommendations would go to the Board of Supervisors at their September meeting. FEMA would like the proposed Flood Plains Ordinance sometime in September, 2009..

Mr. Stanley commented that the construction requirements in the Flood Plains Ordinance should be the same as in the Universal Construction Code. Elevation certification could be performed by a Professional Engineer.

Mr. Coleman indicated in the section for Changes, a Sewage Enforcement Officer's and sealed professionals should be taken into consideration.

In Section 2.10 Enforcement, there should be a list of items in the written notice, along with the dates for completion and compliance. What length of time would be considered a reasonable time?

In Section 4. .02 Elevation Requirement, there should be a definition for crawl space. Who determines what is the equivalent standard?

The proposed ordinance allows for a maximum floor area for an accessory structure shall be 600 square feet. The Building Codes allows for an accessory structure to have a floor area of less than 1000 square feet.

The proposed ordinance makes reference to hydrostats pressure. What about impact pressure?

Section 405, Manufactured Housing. Would metal skirting be required to withstand the impact force of water?

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Re-Subdivision Plan for Lots 43 & 44 – Old Forge Crossing

Mr. Waller presented the plan to the Planning Commission.

Mr. Stalnecker discussed the Township Engineer's and York County Planning Commission comments.

Modification Request

1. Provide existing and proposed contours. (22-402.1.R) Applicant is requesting a modification to this requirement of the Ordinance.

Subdivision and Land Development

2. Professional Signatures and Seals must be provided, and the certification blocks must be completed prior to recording the plan. (22-402.1.L)
3. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s). (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.

General Recommendations

4. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

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

ACTION ON MODIFICATION REQUEST

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from Section 402.1.R, to provide existing and proposed contour. Vote on the motion: All yes. The motion carried.

ACTION ON THE PLAN

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision and Land Development comments, the modification request and the General Recommendation comment. Vote on the motion: All yes. The motion carried.

2. Preliminary/Final Subdivision Plan of the Mikos Estate – Big Spring Road – 4 Lots

Mr. Waller presented the plan to the Planning Commission.

Mr. Stalnecker discussed the Township Engineer's and the York County Planning Commission comments.

Modification Requests

1. Provide roadway widening along Big Spring Road and Timber Ridge Road. (22-602.1.G, 602.2.A and 602.2.C) Applicant is requesting a modification to this requirement of the Ordinance.
2. Provide a Stormwater Management Plan. (22-701) Applicant is requesting a modification to this requirement of the Ordinance. *Mr. Stalnecker indicated this modification request has been withdrawn.*
3. Provide existing features on adjacent properties. (22-401.1.O) Applicant is requesting a modification to this requirement of the Ordinance.
4. Provide an original property description plan at a scale of 1" = 400'. (22-402.1.A) Applicant is requesting a modification to this requirement of the Ordinance.
5. Extend public water to new lots from an existing public system located 1,000 feet or less from the property. (22-609.1.A) Applicant is requesting a modification to this requirement of the Ordinance.
6. Extend public sewage to new lots from an existing public system located 1,000 feet or less from the property. (22-610.1.A) Applicant is requesting a modification to this requirement of the Ordinance.
7. Provide curb along the roadway frontage. (22-604.2) Applicant is requesting a modification to this requirement of the Ordinance.
8. Provide sidewalk along the roadway frontage. (22-605.1) Applicant is requesting a modification to this requirement of the Ordinance.

Subdivision and Land Development

9. Professional Signatures and Seals must be provided, and the certification blocks must be completed prior to recording the plan. (22-402.1.L)
10. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s). (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.
11. The applicant shall pay a fee in lieu of dedication of park and recreational land. (22-613.2.)
12. It appears that storm drainage pipes will be required for several of the proposed driveways. Calculations should be provided for the sizing of each culvert. The applicant has indicated that these calculations were performed, but none were received. (22-701.3.B)
13. If modifications are not approved, and public improvements are required, a cost estimate for the proposed work should be submitted for review. (22-501)

Stormwater Management – this comment was added by Mr. Stalnecker

14. *Provide infiltration bed calculations and pipe sizes under proposed driveways. – This comment added by Mr. Stalnecker*

Outside Agency Approvals

15. Sewage planning module approval or exemption is required.

16. The Township SEO shall review and approve all on site treatment facilities. (22-610.1.D.(4))

General Recommendations

17. The plan will not be approved unless the application is in compliance with Resolution 2008-13.

18. *Driveway 51 feet from property line to be paved within the right-of-way. – This comment added by Mr. Stalnecker.*

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

ACTION ON MODIFICATION REQUESTS

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend denial of the modification request for Sections 602.1.G, 602.2.A and 602.2.C along Big Spring Road only, but approve the modification request for Timber Road. With a note added to the plan, that if Lot 1 would be developed in the future, the improvement will be added to Timber Road. Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from Section 401.1.O, existing features on adjacent properties requirement. Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from Section 402.1.A, the original property description plan at a scale of 1"= 400 ". Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Coleman, to recommend denial of the modification request from Section 609.1.A, the extend public water to new lots from and existing public system located 1,000 feet or less from the property. Vote on the motion: All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from Section 610.1.A, the extend public sewage to new lots from an existing public system located 1,000 feet or less from the property requirement, because sewer capacity is presently not available. Vote on motion, Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Stanley, Yes; Mr. Coleman, No. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend denial of the modification request from Section 604.2, provide curb along roadway frontage requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Coleman, to recommend denial of the modification request from Section 605.1, provide sidewalks along the roadway frontage requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson to amend the modification request to recommend approval from 604.2, provide curb along roadway frontage requirement for Timber Road. If Lot No.1 is developed in the future, improvements will be required for frontage along Timber Road. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Thompson to amend the modification request to recommend approval from 605.1, provide sidewalks along roadway frontage requirement for Timber Road. If Lot No.1 is developed in the future, improvements will be required for frontage along Timber Road. Vote on the motion: All yes. The motion carried.

MOTION ON THE PLAN

Mr. Stanley made a motion, seconded by Mr. Coleman, to table the plan. Vote on the motion: All yes. The motion carried.

SITE/LAND DEVELOPMENT PLANS

1. Preliminary/Final Land Development Plan for Bonnie Plants – Limekiln Road

John Walker, PE, Hoover Engineering Services, Inc., represented the plan. Mr. Walker requested the plan be table because the applicant will need to go before the Zoning Hearing Board.

Mr. Stanley made a motion, seconded by Mr. Thompson, to table the plan. Vote on the motion: All yes. The motion carried.

OLD BUSINESS

1. Final Subdivision Plan for Lenker Estates – Green Lane Drive & Limekiln Road – 8 Lots

Mr. Waller presented the plan to the Planning Commission. The plan had previously been approved and is before the Planning Commission because of revision to the plan. On the previous plan, Lot No. 9 was building lot. To satisfy E & S requirements, Lot No. 9 is now a stormwater basin. The stormwater basin will be conveyed to the Home Owners Association for maintenance.

Mr. Thompson made a motion, seconded by Mr. Stanley, to approve the revised plan and fencing shall be required around the pond. Vote on the motion: All yes. The motion carried.

NEW BUSINESS

There being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

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

ADJOURNMENT

Thompson made a motion, seconded by Mr. Coleman, to adjourn the meeting at 8:17 PM. Vote on the motion: All yes. The motion carried.