

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 6, 2013

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:01 PM.

## ROLL CALL

Present: Michael A. Powers, Chairman  
Kevin V. Gorman, Member  
H. Adam Williams, Member  
Stephen M. Waller, Fairview Township Codes Administration Director

Absent: Michael E. Thompson, Vice-Chairman  
Anne K. Anderson, Member

## APPROVAL OF MINUTES

Mr. Gorman made a motion, seconded by Mr. Williams, to approve the minutes of the July 2, 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

### 1. Pioneer Ridge Subdivision Plan of Pioneer Ridge – Harry H. Fox, Jr., Pinetown Road – 7 Lots

Mr. Waller presented the plan to the Planning Commission. This is the first new subdivision Plan presented to the Planning Commission under the new Zoning Ordinance.

Zoning Ordinance

All comments have been addressed.

Subdivision and Land Development Ordinance

1. A preliminary plan is required for all proposed plans containing five or more lots, SLDO 303. The applicant has requested a modification.
2. Professional Engineer and Surveyor seal and signature is required on the plan, SLDO 402.1.L.
3. Owners signature is required on the plans, SLDO 402.1.M.
4. PA DEP Planning Module approval is required, SLDO 402.2.B.

General Comments

5. All plans have to comply with Resolution 2008-13, which indicated that all accounts with the Township must be current and not delinquent.

Modifications requested

6. Submittal of a preliminary plan, SLDO 303.
7. Provide driveway scale at 1" to 10', SLDO 402.1.C.
8. Show existing features on adjacent properties, SLDO 402.1.O.
9. Widening of existing cartway along Pinetown Road, SLDO 602.2.C.

Motion on the Modification Requests.

Mr. Powers asked why the developer would be asking for the modification request. Mr. Mellott indicated that there were no public improvements associated with the subdivision. Mr. Gorman made a motion, seconded by Mr. Williams to recommend approval of the modification request to the Board of Supervisors for the preliminary plan requirement, SLDO 303. Vote on the motion. All yes. The motion carried.

Mr. Gorman suggested a joint motion for the remaining three modification requests. The request was agreed upon.

Mr. Gorman made a motion, seconded by Mr. Williams, to recommend approval of the modification requests to the Board of Supervisors for the SLDO 402.1.C, the driveway scale requirement, SLDO 402.1.C, the existing features on adjacent properties requirements, 402.1.O and the existing cartway widening requirement along Pinetown Road, SLDO 602.2.C. Vote on the motion. All yes. The motion carried.

Motion on the Plan.

Mr. Gorman made a motion, seconded Mr. Williams, to recommend approval the plan to the Board of Supervisors. 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**

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

#### **NEW BUSINESS**

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

#### **ZONING HEARING BOARD**

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

#### **ADJOURNMENT**

Mr. Gorman made a motion, seconded Mr. Williams to adjournment the meeting at 7:12 PM. Vote on the motion. All yes. The motion carried.