

FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 6, 2011

CALL TO ORDER

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

ROLL CALL

Present: Michael A. Powers, Chairman
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Michael E. Thompson, Vice-Chairman
Seth B. Grebbien, Member

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the minutes of the August 2, 2011, Planning Commission meeting contingent on the addition of the contingencies for the Smith Subdivision approval. 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

1. Final Minor Subdivision Plan for John J. Semones – 245 Old York Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance Comments

All comments have been addressed.

Subdivision and Land Development Ordinance Comments

1. The existing lot configuration plan/existing features plan should be clarified to show the subject tract (ie. outline areas, shading). SLDO 402.1.A
2. Certificate of Ownership and dedicatory statement will need to be signed prior to the plan being recorded. SLDO 402.1.M
3. A copy of the proposed 40' driveway easement for Lot No. 2 should be submitted to

the township for review. SLDO 402.1.Q

4. The plans do not show a proposed well location associated with Lot No. 3. SLDO 402.1.X. Applicant is requesting a modification.
5. There are no percs and probes sites from the primary and secondary septic sites located on the plan for Lot No. 3. SLDO 402.1.Y Applicant is requesting a modification.
6. There is no replacement septic site for Lot No. 2 indicated on the plans. SLDO 402.1.Y Applicant is requesting a modification.
7. Sewage Facilities Planning Module is required for Lot No. 3. SLDO 402.2.B Applicant has submitted a DEP Non-Building Waiver.
8. The plans do not show or provide supporting documentation that wetlands are not located on the site. SLDO 402.2.G Applicant is requesting a modification.

Modification Requests

9. Modification request for proposed well location on Lot No. 3 SLDO 402.1.X
10. Modification request for perc and probe for Lot No. 3, and replacement sites for Lot No. 2 and Lot No. 3. SLDO 402.1.Y
11. Modification request for a wetlands report. SLDO 402.2.C

General Comments

12. Plan will have to comply with Resolution 2008-13 as it relates to delinquent, property violations and other general ordinance regulations.

Action on the Modification Requests.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO 402.1.X, the proposed well location on Lot No. 3 requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend denial of the modification request from SLDO 402.1.Y, the alternate septic site requirement for Lot No. 2. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO 402.2.G, the documentation of wetlands located on the plan. Vote on the motion: All yes. The motion carried.

Action on the Plan

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisor's contingent on the subdivision comments 1 thru 3, 5, 6, 7 and 12, and spelling corrections in note 13. Vote on the motion: All yes. The motion carried.

OLD BUSINESS

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

NEW BUSINESS

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

ZONING HEARING BOARD

Case No. 2011-11: Ajay Enterprise, Inc., 2 Springville Way, Mount Laurel, NJ 08054. The Applicant is seeking a variance to the Fairview Township Zoning Ordinance, Section 1402.4, width of access driveway. The Applicant wishes to erect a pylon sign within the entrance drive. The proposed curbed island will be 6 feet wide, which would result in the creation of 2 – 12 foot driving lanes. An 18 foot lane width is required for buildings in excess of 5,000 square feet with a loading dock pursuant to Ordinance Section 1406. The property is owned by the Applicant and is located at 185 Beacon Hill Boulevard, New Cumberland, PA 17070, and is in the Commercial Highway District.

Case No. 2011-12: Shover Investment Group, LLC, 225 Pine Hill Road, Landisburg, PA 17040. The Applicant is requesting a special exception to the Fairview Township Zoning Ordinance, Section 1701, Continuation of a non-conforming use of land; and Section 1704.1.A, Extension, Expansions and Enlargements of a non-conforming use of land upon a lot occupied by such use. The applicant wishes to install a single-wide mobile home to replace a single-wide mobile home destroyed by a falling tree. The property is owned by the Applicant and is located at Lot 14 594 Old York Road, Etna, PA 17319, and is located in the Residential Single and Commercial Neighborhood Districts.

Case No. 2011-13: Timothy and Carole Jean Johnston, 210 Green Lane Drive, Camp Hill, PA 17011. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 1302.2, Accessory Building and Structures on Conforming Lots. The applicants wish to erect an accessory structure within a front yard and less than 200 feet from the right-of-way line. The property is owned by the Applicants and is in the Residential Single Zoning District.

ADJOURNMENT

Mrs. Anderson made a motion, seconded by Mr. Stanley to adjourn the meeting at 7:30 PM. Vote on the motion: All yes. The motion carried.