

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 7, 2010

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 6:57 PM

## ROLL CALL

Present: Michael A. Powers, Chairman  
Michael E. Thompson, Vice Chairman  
Bernard J. Coleman, Member  
Robert P. Stanley, Jr., Member  
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Anne K. Anderson, Member

## APPROVAL OF MINUTES

Mr. Thompson made a motion, seconded by Mr. Coleman, to recommend approval of the minutes of the August 3, 2010, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

## DISCUSSION AND CORRESPONDENCE

Mr. Waller advised the Planning Commission, that the Board of Supervisor's, at their regularly scheduled meeting on August 30, 2010, chose to cease recording the Board of Supervisor's meetings on audio tapes. There have been numerous requests for copies of the tapes. One request for copies of the tapes for Board of Supervisor's meetings goes back to 1995. Mr. Waller indicated the action to cease recording the meeting applies only to the Board of Supervisor's meetings. After a short discussion, the Planning Commission decided to continue to record the Planning Commission's meeting. Mr. Thompson made a motion, seconded by Mr. Coleman, voted to continue to record the Planning Commission meetings. Vote on the motion: All yes. The motion carried.

## SKETCH PLANS

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

## SUBDIVISION PLANS

### 1. Conditional Use Application for the Fager Tract – Lewisberry Road – 89 Units

Mr. Waller presented the plan to the Planning Commission. Mr. Waller advised the plan is a re-submission of a previous application. The Board of Supervisor's wanted to hear what the Planning Commission thought about the application.

The conditional use plan has been reviewed for compliance with the Conditional Use regulations of the Zoning Ordinance and the following comments/concerns need to be clarified:

1. What is the current status of the submitted and still active preliminary plan for the R.F. Fager Tract which is based on the previously approved conditional use application of 2008?
2. Verification of public utilities that are mentioned as being available on the plan should be submitted (Public Sewer = Lewisberry Borough; Public Water = DEP) ZO 1605.I

3. The "By Right" plan is not in compliance with current SLDO ordinances in that the plan reflects 89 building lots having a single access point onto Old Quaker Road. The maximum permitted by ordinance to be on a cul-de-sac is 25 lots. SLDO 602.4.D. A note or explanation should be given on the "By Right" plan indicating how this portion of the plan was designed based on a favorable waiver of the ordinance.
4. The proposed emergency access point appears to be located at the rear of an existing building? Is there permission to access onto private property? Turning templates for vehicles/emergency equipment? Is there clearly defined/signage of access path through adjacent property? If permitted, maintenance agreement of this path on both properties would be required as well as possible parking restrictions?
5. Why the box configuration of lot #91? Proposed property lines cross the existing stream and wetlands. Purpose of the cluster development is to "minimize adverse impacts to sensitive areas". Why have property lines that cross both areas? Lot #91 should be submitted as a separate subdivision plan. This area can be deducted from the gross lot area and the cluster development will still meet requirements OTHERWISE the lot would have to: be serviced by public water; be serviced by public sewer; and access an internal road. ZO 1605.H
6. As with all proposed plans, the township prefers minimal amounts of cul-de-sac streets. The plans can be reconfigured to reduce at least one cul-de-sac which would be Road "D" connecting to Road "E".
7. All lots shall have direct or visual access to the proposed open areas. Lot #11 does not have direct access. How will visual access to the open areas be achieved? ZO 1605.G.
8. Conditional Use Plan, Sheet 6 of 10 and Sheet 10 of 10, indicate a Clear Sight Triangle of 75' X 150' at the intersection of Road A and Old Quaker Road. Has an agreement been recorded in the York County Courthouse whereas the Fager Tract Developers have the right to remove items within the Clear Sight Triangle on property owned by Pepper (East Side) and Dorwart (West Side)?
9. Is there ample Safe Sight Stopping Distance at Old Quaker Road (Section 602.7)? Provide the required and available SSSD
10. If streets within the proposed development are intended to be dedicated, the typical road section on Sheet 7 of 10 needs to be revised to meet current specifications.
11. Was a Transportation Impact Study submitted? Keep in mind that there is limited Sight Distance at the intersection of Old Quaker Road and SR 177, within Newberry Township.

Todd Wilson, PE, and John Murphy, PE, Alpha Consulting Engineers, Inc. represented the plan.

Todd Wilson stated the access point from the Lewisberry Road was eliminated because it not be cost effective to build an access road through the wetlands. It was estimated the cost approximately \$500,000.00 to construct the bridge.

The Planning Commission was concerned about the number of cul-de-sacs and dwelling units in a development that had only a single point of ingress and egress. Mr. Murphy indicated that arraignments with James Dorwart, owner of Dorwart's apartments, to have a proposed emergency access to the Dorwart Property. The emergency access would be off of the cul-de-sac on road E. Mr. Murphy stated that breakaway plastic bollards can be used to prevent everyday traffic from using the emergency access. Mr. Murphy indicated that Mr. Dorwart would only allow access to his property for emergencies.

The Planning Commission indicated that the building on the Dorwart property appears to be a maintenance building. Provisions will have to be made to prevent the blocking of the emergency easement from the Dorwart side of the property.

There is no access to Lewisberry Road

The Planning Commission would like to see the elimination of Road D. A possible continuation of Road C being looping back to Road A near the entrance of Old Quaker Road. Must have stipulations in place that would keep the emergency access road clear and unobstructed on both sides of the property line with the Dorwart property.

The owner of the property wants to keep the area of Lot No. 91 at three acres.

### **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. 2010-13: William and Kristen Holjes, 8 Cypress Place, Camp Hill, PA 17011. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 505.5 Side Yard Setback in the Residential Single District. The Applicants wish to construct a two (2) story addition to the dwelling unit that will intrude four (4) feet into the side yard setback. The property is owned by the Applicants and is located in the Residential Single District.

### **ADJOURNMENT**

Mr. Thompson made a motion, seconded by Mr. Coleman, to adjourn the meeting at 8:12 PM. Vote on the motion: All yes. The motion carried.