

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 3, 2010

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:02 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

Mr. Coleman made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the October 5, 2010, Planning Commission meeting. 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

Mr. Powers moved Discussion and Correspondence to follow Subdivision Plans

## SKETCH PLANS

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

## SUBDIVISION PLANS

### 1. Final Subdivision Plan of Stonybrook Manor – Lot 24, 28 and 30

Mr. Waller presented the plan to the Planning Commission.

Subdivision and Land Development Ordinance:

1. The township street number designation for Stonybrook Lane needs to be added to the plans. (T-946). SLDO 402.1.D
2. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M

General Comment:

1. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or unpaid fees.

Motion on the Plan

Mr. Stanley made a motion, seconded by Mr. Thompson, to recommend approval of the subdivision plan to the Board of Supervisor's. Contingent on Subdivision and Land Development comments 1 and 2, and General Comment relating to Resolution 2008-13. Vote on the motion: All yes. The motion carried.

## **DISCUSSION AND CORRESPONDENCE**

Mr. Waller presented the Planning Commission with the 537 Plan as it relates to Fairview Township.

Mr. Waller advised that the Township has enacted a pumping agreement for the areas of the Township affected by the newly proposed sewer district. The Township will assign quadrants to the new sewer district and notify the property owners.

Mr. Stanley advised the Planning Commission that the Township will provide a connection point for the Meadowbrook Mobile Home Park off of Shauffnertown Road.

The new sewer connections will go to the North Plant. The tapping fees will be approximately \$9,000.00, plus or minus.

Mr. Stanley indicated that the Township was looking into the possibility of financing the tapping fees over a ten (10) period. No decision has been made though.

Mr. Coleman provided the following comments:

I read the Final Report prepared by Gannett Fleming regarding Act 537 Sewage Facilities Plan Upgrade. I found the report to be thorough in its content and clear in its organization and recommendations. The report presented clear, and I hope, cogent recommendations for Fairview Township's sewage treatment systems. The recommendations, in my mind, are consistent with our discussions at the Planning Commission Meetings and with the recently reviewed Comprehensive Plan Update. None of the bullet items stated in the recommendations were unreasonable and not beyond the bounds of my understanding of the Township's planning for the foreseeable future. I had no planning objections with its content or recommendations.

Motion on the 537 Plan

Mrs. Anderson made a motion, seconded by Mr. Coleman, to recommend approval of the Act 537 Sewage Facilities Plan Upgrade to the Board of Supervisor's. Vote on the motion: All yes. The motion carried.

## **SITE/LAND DEVELOPMENT PLANS**

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

### **OLD BUSINESS**

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

## **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. Coleman made a motion, seconded by Mr. Stanley, to adjourn the meeting at 7:25 PM. Vote on the motion: All yes. The motion carried.