

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**

November 7, 2012

**CALL TO ORDER**

Chairman Michael A. Powers called the meeting to order at 7:03 PM.

**ROLL CALL**

Present: Michael A. Powers, Chairman  
Michael E. Thompson, Vice-Chairman  
Anne K. Anderson, Member  
Kevin V. Gorman, Member  
H. Adam Williams, Member  
Stephen M. Waller, Fairview Township Codes Administration Director

**APPROVAL OF MINUTES**

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the October 2, 2012, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

**DISCUSSION AND CORRESPONDENCE**

There being no Discussion and Correspondence, Mr. Powers moved to Sketch Plans.

**SKETCH PLANS**

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

**SUBDIVISION PLANS**

There being no new Subdivision Plans, Mr. Powers moved 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**

1. Preliminary/Final Land Development Plan – Matthew D'Agostino - 7 Lewisberry Road

Mrs. Anderson made a motion, seconded by Mr. Gorman, to untable the plan. Vote on the motion. All yes. The motion carried.

Mr. Waller presented the plan to the Planning Commission and advised the members of the following remaining staff comments:

### **Zoning Ordinance:**

All comments addressed.

### **Subdivision Ordinance:**

1. The plans do not have the engineer/surveyor signature and seal. SLDO 402.1.L
2. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 402.1.M
3. Cartway Improvements are not depicted on the plans. Each plan submittal is a separate plan submittal which has to meet ordinance standards. SLDO 601.2.G & 602.2.C  
*Modification has been requested.*

### **General Comments:**

4. Due to the properties close proximity to a floodplain or location in the floodplain, compliance with the townships adopted Floodplain ordinance standards will be required. Chapter 8 of the Codified Ordinances.
5. What is the status of the PennDOT HOP as referenced in note # 10?
6. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

### **Modifications:**

Cartway Improvements along Lewisberry Road. SLDO 601.2.G & 602.2.C.

Mr. Waller also advised the members the following stormwater review comments were noted by Century Engineering, the Townships Stormwater review engineer:

### **Previous Stormwater Management and Drainage Design Comments:**

2. Provide proposed grading on the plans and ensure that stormwater runoff will not be directed towards the existing building. *COMMENT NOT ADDRESSED.*
3. Section 22.402.2.C.(1): A highway occupancy permit shall be required prior to final plan approval. There should be no increase in stormwater flows into the PennDOT right-of-way. *PLEASE PROVIDE, PROPOSED GRADING, STORMWATER CALCULATIONS AND A DRAINAGE MAP SHOWING YOU ARE NOT INCREASING STORMWATER ONTO ROUTE 114. UNTIL THAT TIME WE CANNOT GRANT A STORMWATER CONSISTENCY LETTER.*
5. Section 22.402.2.A: Provide erosion control measures, details and limit of disturbance on the plan. *COMMENT NOT ADDRESSED. SUBMIT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN TO THE TOWNSHIP, ALONG WITH THE APPROVAL LETTER.*
6. SLDO Section 22-701.5: Other approvals. Compliance with this section does not preclude the need to obtain other permits and approvals as required by Fairview Township, York County Planning, York County Conservation District, the Commonwealth of Pennsylvania, the federal government and other agencies. Other

permits and approvals may include, but not be limited to an erosion and sedimentation control plan, NPDES Permit, water obstruction and encroachment permits, etc. The most stringent of all pertinent requirements shall apply. Provide all permit and document approvals to the Township prior to final plan approval.

## **NEW COMMENTS**

7. The existing contours shown on this plan are different from the previous plan as submitted on 07/06/2012. Why have they changed?
8. Note number 18 on sheet says that the existing impervious area is greater than the proposed area. Therefore no stormwater management is needed. In note 19, you mention a net increase in impervious area of 1821 sf. Your notes are conflicting.
9. The existing flow line in the existing gravel drive on the east side of the house appears to be incorrect. With the contours as shown the water would cross the drive and go onto the adjoining property. The flow line on the west side of the building also appears to be incorrect. Flow goes perpendicular to the contours, not parallel. Please revise and show proposed grading also.
10. The additional parking spaces create an additional 648 s.f. of impervious area. Your increase in impervious parking area from this plan to the plan dated July 6, 2012 is 390 s.f. It should be closer to the 648 s.f. since you didn't remove the end space impervious area.

.Mr. Waller also noted that he had a discussion with Cathy Lee of Century Engineering who confirmed that a discussion had taken place between the applicants representative, Mark Magrecki and her. She noted that her concerns were acknowledged by Mr. Magrecki and that information would be submitted addressing each of her concerns.

There was also discussion regarding the status of PennDOT's review of the submitted HOP application and the status of PennDOT's review of any roadway widening requirements.

Action on Modification request:

Mrs. Anderson made a motion, seconded by Mr. Powers to recommend approval of the modification request from Section 602.1.G - Roadway widening requirements conditioned on the following:

- The note from the previously approved subdivision plan which required roadway improvements on this lot with the development of Lot #2, that same note is required to be placed on this plan.
- Issuance of the PennDOT HOP permit and compliance with all conditions of PennDOTs approval.

Vote on the motion, All yes. The motion carried.

Action on the plan:

Mrs. Anderson made a motion, seconded by Mr. Thompson to recommend favorable action on the plan contingent on the following:

- Addressing all comments noted on the Oct 29, 2012 memorandum from Township Staff;

- Addressing all comments noted by in the letter from Cathy Lee of Century Engineering dated October 23, 2012.
- Receiving approval of a PennDOT HOP for the site.

Vote on the motion, All yes. The motion carried.

### **NEW BUSINESS**

Mr. Waller indicated to the Planning Commission that Mr. Pat McKonly was here requesting an audience with the Planning Commission to discuss the Woods Edge Plan. Mr. Waller noted that no new plans had been received nor was any discussion noted as being on the agenda.

There was an open discussion with the Planning Commission and Mr. McKonly regarding the status of the PennDOT HOP process associated with the Woods Edge subdivision plan as it relates to the road widening requirements of the Fairview Township SLDO.

The Planning Commission advised Mr. McKonley that the PC can give direction once a plan is before them, however, they would look into specific regulations as they apply to this plan and be prepared to discuss any issues/concerns when the plan is before them.

### **ZONING HEARING BOARD**

Case No. 2012-10: Barry and Vicki Boblick, 821 Landau Court, Camp Hill, PA 17011. The Applicants are requesting a variance pursuant to Fairview Township Zoning Ordinance, Section 505.4, Front Yard Setback in the Residential Single District. The Applicants wish to construct a porch addition to a single family dwelling at 821 Landau Court, Camp Hill, PA 17011, which will intrude into the 40 foot front yard setback. The property is owned by the Applicants and is in the Residential Single District.

### **ADJOURNMENT**

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:54 PM. Vote on the motion: All yes. The motion carried.