

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 1, 2009

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7.04 P.M.

## ROLL CALL

Present: Michael A. Powers, Chairman  
Bernard J. Coleman, Vice-Chairman  
Michael E. Thompson, Member  
Anne K. Anderson, Member  
Edward Stalnecker, P.E., for The ARRO Group, Township Engineer  
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Robert P. Stanley, Jr., Member

## APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Coleman, to recommend approval of the minutes for the November 4, 2009, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

Mr. Powers moved agenda item Old Business before Discussion and Correspondence for the convenience of the audience.

## OLD BUSINESS

### 1. Preliminary/Final Subdivision Plan of Lot A-1 for Kathleen M Sweigart, Et Al – 3 Lots

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

Mr. Waller presented the plan to the Planning Commission.

Mr. Stalnecker discussed the Township Engineer's comments.

#### Modification Requests

1. Provide roadway widening along Ridge Road. (22-602.2.C) Applicant is requesting a modification to this requirement of the Ordinance. It is recommended that the applicant also request a modification of the related section 602.1.G.
2. Provide a Stormwater Management Plan. (22-403.2.D) Applicant is requesting a modification to this requirement of the Ordinance.

### Subdivision and Land Development

1. Professional Signatures and Seals must be provided, and the certification blocks must be completed prior to recording the plan. (22-402.1.L)
2. Certification of ownership and dedicatory statement must be signed and notarized by the owner(s). (22-402.1.M). Certification of ownership and dedicatory must be dated after the last plan revision.
3. A PPL Service line crosses the front of lot 1-A-1. Any easement associated with this line should be provided on the plan, or a letter from PPL should be provided indicating that an easement is not recorded, and is not required. (22-402.1.Q)

4. If the modifications are not granted, and public improvements are required, an estimate should be submitted for review. (22-502.A)

### Outside Agency Approvals

5. The Township SEO shall review and approve all on site treatment facilities. (22-610.1.D.(4))

### General Recommendations

6. The plan will not be approved unless the application is in compliance with Resolution 2008-13.
7. The linetype for the rear setback on lot 1-A-2 should be changed to match other setback lines on the plan.

### ACTION ON MODIFICATION REQUESTS

Mr. Thompson made a motion, seconded by Mr. Coleman, to recommend approval of the modification request from Section 602.2.C & D, the roadway widening requirements. Vote on the motion: Mr. Powers, Yes; Mr. Coleman, Yes, Mr. Thompson, Yes; Mrs. Anderson, No. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Coleman, to recommend approval of the Modification request from Section 403.2.D, the stormwater management plan requirement. Vote on motion: All Yes. The motion carried.

### MOTION ON THE PLAN

Mrs. Anderson, made a motion, seconded by Mr. Coleman, to recommend approval of the plan to the Board of Supervisors, contingent on the Engineer's comments 3 thru 9. Vote on the motion: All yes. The motion carried.

### **SKETCH PLANS**

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

### **SUBDIVISION**

There being no Subdivisions, Mr. Powers moved to Site and Land Development Plans

### **SITE AND LAND DEVELOPMENT PLANS**

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

### **NEW BUSINESS**

There being no New Business, Mr. Powers moved to Discussion and Correspondence

### **DISCUSSIONS AND CORRESPONDENCE**

#### 1. Proposed Comprehensive Plan – Discussion and Recommendation

Mr. Waller presented the Comprehensive Plan to the Planning Commission and provided a short history of this revision of the Comprehensive Plan to this point on time.

Mr. Thompson questioned the mapping dealing with the future proposed low density residential land use. The map indicated a density of eight dwelling unit per acre and the test description indicated six dwelling units per acre. Mr. Thompson indicated the Comprehensive Plan is too broad and unrealistic for the Township, and should have been written more specific for the goals of the Township.

Mrs. Anderson expressed a concern about an existing residential use area called commercial mixed use area. The example used was the Hempt properties west of Spangler Mill Road. There would not be any requirements for requiring the improvements for the existing roadway networks leading to the commercial mix use area. Mrs. Anderson is opposed the concept of internal streets for travel between residential communities, as opposed to burdening existing collector streets. The whole idea of collector and arterial streets is it to keep traffic out of residential neighborhoods. Some municipalities require and some municipalities prohibit or limit the use of local streets, collector and arterial street. The usage of streets will influence the revision of the Zoning Ordinance.

The consultants indicated the Hempt properties would be good for commercial development. The Township staff advised the existing roadway networks would not be feasible. Township staff concentrated on the areas between the Fishing Creek Exits and the Lewisberry Exits. This area would be a better location for commercial development.

Mr. Coleman presented the follow comments to the Secretary of the Planning Commission.

1. There are a lot of high-minded ambiguous statements regarding strategies and recommendations. It seems like there were taken directly out of some planning text book with no basis of practicality and implementations. I suspect little or no thought regarding these strategies was given specifically to Fairview. Where are we supposed to get money to buy development rights or private property? Recommended strategies should have their statements expanded to address how this township can implement them.
2. Where else is there a township similar to Fairview that has implemented the recommended strategies stated in this document? Where else has Designated Growth Areas been successfully implemented and how was it done? As stated in this document.
3. This thing is just too much! Has anyone listed out all the stated strategies and recommendations made in this document? How about providing a prioritized list of recommendations beginning with what the professional considers the most important – even if it is just a list of 5 specific goals. It would be more useful to the township if specific, proven strategies were included with prioritized goals.
4. How about some specific recommendations regarding the Zoning Ordinance? What modifications are needed? Where are the deficiencies? If we need to make better use of Existing Commercial Zones, how about some specific recommendations?
5. Document lacks specific professional conclusions. This thing points to implementation of Scenario 2, but I can find no statement recommending it. Looks like we need to consider more commercial development. How about some professional directions to direct ourselves toward the Scenario this documents points to?

Mr. Waller indicated the Board of Supervisors is looking for a recommendation on the general concepts of the Comprehensive Plan. Mr. Waller indicated the Planning Commission comments with go to the York County Planning Commission for their comment.

MOTION ON THE COMPREHENSIVE PLAN

Mr. Thompson made a motion, seconded by Mrs. Anderson, the recommendation is too broad and not realistic for the Township. The comprehensive plan should be written more specific for the realistic goals of the Township. Vote on the motion: All yes. The motion carried.

**ZONING HEARING BOARD**

Case No. 2009-19: Christopher and Denise Feldman, 210 Spangler’s Mill Road, New Cumberland PA 17070. The Applicants are requesting variances to the Fairview Township Zoning Ordinance, Section 1302.2, Accessory Buildings and Structures on Conforming Lots and Section 1306.2, Yard Regulations. The Applicants wish to erect a detached, four (4) car garage in the front yard, less than two hundred (200) feet from the right-of-way. The property is owned by the Applicants and is located in the Residential Single District.

Case No. 2009-20: Michael and Debra Martin, 11 Valley Road, Etters, PA 17339. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 405.2, Lot Width. The Applicants wish to subdivide a 21.25 acre tract by reducing the existing road frontage from 96.15 feet to a width of 30.77 feet measured along the street right-of-way line. The property is owned by the Applicants and is located in the Residential Rural District.

**ADJOURNMENT**

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 8:13 PM. Vote on the motion: All yes. The motion carried.