

FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 4, 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 November 7, 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

1. Final Subdivision Plan of Lot 3 – John J. Semonos – 245 Old York Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Chris Hoover, PE, of Hoover Engineering Services, Inc., represented the plan.

Subdivision Ordinance

1. The seal and signature of the Registered Land Surveyor certifying the accuracy of the plan survey is required. SLDO 402.1.L
2. Statement of ownership is required to be signed and notarized. SLDO 402.1.M
3. Verification is required that the Erosion and Sedimentation Control/NPDES plan was approved by the York County Conservation District. SLDO 403.2.A

4. A bonding estimate for the proposed public improvements shall be submitted to the Township Engineer for review. Once approved, shall be put in place as per ordinance requirements. SLDO 502.

Stormwater Ordinance

All comments have been addressed

General Comments

5. The plan will have to comply with Resolution 2008 – 13 relating to any violation on the property or unpaid fees.

Action on Modification Requests

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification requests from 22-Section 402.1.A, the Original Property Description requirement. Vote on the motion, All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from 22-Section 402.1.R to allow ten (10) foot contours. Vote on the motion, All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend denial of the modification request from 22 – 602.2.C, the cartway widening requirements, unless a letter is issued by PennDot stating that they would not want the cartway widened. Vote on the motion, All yes. The motion carried.

Motion on the plan

Mr. Thompson made a motion, seconded by Mr. Gorman, to recommend approval of the plan to the Board of Supervisors contingent on the Subdivision Comments 1 thru 5, and General Comment 6. Vote on the motion: Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Gorman, Yes; Mr. Williams, Yes; Mrs. Anderson, No. The motion carried.

2. Final Subdivision Plan for Woodbridge Farms – Phases VIII & IX – 40 Lots

Mr. Waller presented the plan to the Planning Commission.

Josh Hoffman, of Snyder-Secary & Associates, LLC represented the plan.

Subdivision Ordinance

1. The seal and signature of the Registered Land Surveyor certifying the accuracy of the plan survey is required. SLDO 402.1.L
2. Statement of ownership is required to be signed and notarized. SLDO 402.1.M
3. Verification is required that the Erosion and Sedimentation Control / NPDES plan was approved by the York County Conservation District. SLDO 403.2.A

4. A bonding estimate for the proposed public improvements shall be submitted to the Township Engineers for review. Once approved, shall be put in place as per ordinance requirements. SLDO 502.

Stormwater Ordinance

All comments addressed.

General Comments

5. The plan will have to comply with Resolution 2008 – 13, relating to any violation on the property or unpaid fees.

Drew Bitner, Township Engineer, indicated he would like the Developer to use HDPE plastic pipe instead of corrugated metal pipe. The acidity of the soil is causing the corrugated metal pipe to rust and disintegrate in ten (10) to fifteen (15) years. Mr. Bitner indicated that the plastic pipe is standard for PennDot.

Mr. Waller advised the Planning Commission that the Preliminary Subdivision Plan for the Woodbridge Farms Subdivision was approved by the Board of Supervisors with the corrugated metal pipe. The developer could continue to use corrugated metal pipe as approved by the Preliminary Plan.

Comments from Century Engineering Consulting Engineers, Cathy D. Lee, PE, relating to stormwater comments:

1. Provide a copy of the approved amended NPDES Plan and Permit.
2. Provide Mets and Bounds for all drainage easements that do not follow lot lines.
3. CEI comment: Add Metes and Bounds for Detention Basin No. 5 which is also located in Phase VIII.
4. Public Works Comment Page 7 of 18: Extend easement to the Pelleschi property. I concur with this comment: The easement should go to the property line, between the pond discharge and the Pelleschi property. The easement on Detention Basin No. 5 went to the property line as should Detention Basin No. 4. The Township may need to access this easement if the owner fails to maintain the pond outfall.

The developer's engineer, Ronald Secary, PE, of Snyder Secary Associates, indicated there are four (4) concerns between the old ordinance which the preliminary plan was approved and the new ordinance:

1. The current ordinance requires an easement to show where the discharge from Detention Pond No. 4 will flow across the Pelleschi property. This easement across the Pelleschi property was not required for the Preliminary Plan.
2. The current ordinance requires four (4) inch underdrain along the street at its low point. Previous ordinance did not require the underdrain. The current ordinance requires it.

3. The inlet boxes will be required to accept the underdrain. Previous ordinance did not require the inlet boxes to accept the underdrain. The current ordinance requires it.
4. The corrugated metal pipe vs. the HDPE plastic pipe, and the back filling of the pipe. The backfilling of the pipe will require four (4) inch lifts and be compacted to a minimum of 95% to 100 % Standard Proctor Density, depending on the depth of the pipe.

Mr. Waller advised the Planning Commission that the Developer has to only comply with the approved Preliminary Subdivision Plan.

Mr. Thompson asked Mr. Manning, since he had previously used 2A aggregate backfill in other phases of the development, you have already set a precedent that 2A would be acceptable and used in this phase.

Mrs. Anderson stated that some of the vertical curves do not meet the requirements for 25 MPH speed limit as a safety issue.

Motion on the plan

Mr. Thompson made a motion, seconded by Mr. Gorman, to recommend approval of The contingent on the Subdivision Comments 1 thru 4, General Comment No. 5, and request that the Developer, Township Staff and the Township Solicitor discuss the stormsewer easement and it's necessities, the road base drains and discharge into the inlets, and the corrugated vs. HDPE plastic pipe use. I think the backfill is a non-issue. Vote on the motion; Mr. Powers, Yes; Mr. Thompson, Yes; Mr. Gorman, Yes; Mr. Williams, Yes; Mrs. Anderson, No. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

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

OLD BUSINESS

1. Final Subdivision Plan for Woods Edge – Pinetown Road – Harry H. Fox, Jr. – 4 Lots

Mr. Waller advised the Planning Commission of a continuation of the open discussion regarding the road widening requirements for four (4) lots along Pinetown Road. The Subdivision plan was submitted in August, 2012. Patrick McKOnly represented the plan.

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

Mr. Thompson made a motion, seconded by Mrs. Anderson, to deny the modification request from SLDO, Section 602.2.C, the cartway improvements requirements along Pinetown Road. Vote on the motion: All yes. The motion carried.

Motion on the Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to approve the plan contingent Subdivision Comments 1 thru 3, and General Comment No. 5. The planning module is considered an outside agency. Vote on the motion: All yes. The motion carried.

NEW BUSINESS

1. Modification Request - Michael L. Martin, Inc. – 584 Grandview Drive

Mr. Waller advised the Planning Commission that Michael L. Martin is requesting a modification request from SLDO, Section 403, Submission of a Final Land Development Plan for the proposed building addition to 584 Grandview Drive, Lewisberry, PA 17339. The existing building is the offices for the Michael L. Martin, Inc.

Mr. Waller indicated the existing building is approximately 2900 square feet, plus or minus. The propose addition is approximately 2100 Square feet, plus or minus.

Mr. Waller explained that the Township has received several modification requests in recent years. FedEx had requested an modification request for the addition of a smokers exterior addition to a building. FedEx has approximately a million square feet and the smoking addition was approximately 2000 square feet. The other modification request was EK Services, Inc. for a 150 square foot addition for Diocean Publication, 698 Limekiln Road. Both location are generally in compliance.

Mr. Powers ask Mr. Waller if he supported the modification request. Mr. Waller advise that Staff is somewhat concerned because the proposed addition is almost doubling the size of the building. There has not been a recent land development plan for the property. It is unknown if there are any storm water controls.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to deny the modification request due to the size of the addition. Vote on motion. All yes. The motion carried/

Chris Hoover PE, of Hoover Engineering Services, Inc., represented the plan.

ZONING HEARING BOARD

There being no Zoning Hearing Board Application, Mr. Powers moved to adjournment.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 8:37 PM. Vote on the motion: All yes. The motion carried.