

FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 6, 2011

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:00 PM

ROLL CALL

Present: Michael A. Powers, Chairman
Michael E. Thompson, Vice-Chairman
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Seth B. Grebbien, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

APPROVAL OF MINUTES

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the September 6, 2011, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

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

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Minor Subdivision Plan for Barbara Sadler – Highland Dr – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Comments:

1. No comments.

Subdivision and Land Development Ordinance:

1. Copies of the easement restriction associated with the PPL power lines that traverse the property. SLDO 403.1.E.
2. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M.
3. Submittal and approval of PA DEP Sewage Facilities Planning Module or Exemption. SLDO 402.2.B.

General Comment:

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

Modifications:

5. Modification request from SLDO Section 613, the wetlands report requirement.

John Melham, PE, of Melham Associates represented the plan. Mr. Melham presented a new PPL agreement for the subdivision.

Action on modification requests:

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO Section 613, the wetlands report requirement. Vote on the motion: All yes. The motion carried.

Motion on the plan:

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisor's contingent on comments 2, 3 and 4. And a note be added to the plan for any future subdivision, compliance of the cartway widening be required. Vote on the motion: All yes. The motion carried.

2. Final Subdivision Plan of the Shettel Farm – Lewisberry Road – Lots 1, 7, 8, and 9

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance Comments

No comments.

Subdivision and Land Development Ordinance Comments

1. An Original property description plan is not shown in the plan set. SLDO 402.1.A. A modification is requested.
2. Certificate of Ownership and dedicatory statement will need to be signed prior to the plan being recorded. SLDO 402.1.M
3. DEP Component 2 Planning Module is required (soil type and proximity to high nitrates ¼ mile) per Act 537 Plan. SLDO 402.2.B.
4. Recreational Area/Fee will be required. SLDO 613 – Applicant has acknowledged comment, note has been added.

General Comment:

5. PennDot HOP approval numbers will need to be noted on the plans.

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

Modification Requests

7. Modification request for SLDO 402.1.A, the Original Property Description requirement.
8. Modification request for SLDO Section 602.2.C, the cartway widening along the Lewisberry Road requirement.

John Walker, PE, of Hoover Engineering Services, represented the plan.

Action on the modification requests:

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the Modification request from SLDO 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 Mr. Stanley, to recommend approval of the modification request from SLDO Section 602.2.C, the cartway widening along the Lewisberry Road requirement contingent on previous modifications requests and the Board of Supervisor's approval. Vote on the motion: All yes. The motion carried.

Motion on the plan

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the plan to the Board of Supervisor's contingent on Subdivision and Land Development comments 2, 3, 4, 5, and a note added to the plan that any future subdivision of land would require compliance to cartway widening. Vote on the motion: All yes. The motion carried.

OLD BUSINESS

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

NEW BUSINESS

There being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mr. Stanley to adjourn the meeting at 7:23 PM. Vote on the motion: All yes. The motion carried.