

FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 7, 2010

CALL TO ORDER

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

ROLL CALL

Present: Michael A. Powers, Chairman
Bernard J. Coleman, Member
Robert P. Stanley, Jr., Member
Anne K. Anderson, Member
Stephen M. Waller, Fairview Township Codes Administration Officer

Absent: Michael E. Thompson, Vice Chairman

APPROVAL OF MINUTES

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the minutes of the November 2, 2010, Planning Commission meeting. Vote on the motion: All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mrs. Anderson and Mr. Stanley volunteered to be representatives of the Planning Commission for the Zoning Ordinance revision.

SKETCH PLANS

1. Sketch Plan of the Oak Hill Subdivision – Oak Hill Road – 60 Lots

Mr. Waller presented the sketch plan to the Planning Commission. Mr. Waller advised the subdivision is proposing sixty (60) residential lots. Most lots will have frontage on interior streets. The Township is concerned about the number of cul-de-sacs. There are four (4). Cross Street "C" should continue through to the cul-de-sac on Street "D".

David Morgan of Fischbach Morgan & Associates, LLC, represented the plan.

Mr. Morgan has proposed using a mixture of curbed streets and curb less streets in the stormwater management plan. There will be several stormwater management basins in the project. The Home Owner's Association will be responsible for the maintenance of the the stormwater management basins. The stormwater swale could be within the right-of-ways and partially on property owner's lots.

SUBDIVISION PLANS

1. Final Subdivision Plan for Catherine Ditlow Nye – Nauvoo Road – Lot Add-On

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

1. All comments have been addressed.

Subdivision and Land Development Ordinance:

1. Certificate or ownership must be signed prior to plan approval. (SLDO 402.1.M)

Modification request:

1. Applicants have requested a modification for providing 2 foot contours. (SLDO 402.1.R)
2. Applicants have requested a modification from the street widening and cartway improvement requirements of the ordinance. (SLDO 602.2.G)

General Comments:

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

Robert J. Fisher, PE, of RJ Fisher and Associates, Inc., represented the plan.

Motion on Modification Requests

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from 22-402.1.R, the two (2) foot contours requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Coleman, to recommend deferral of the modification request from 22-602.2.G, the street widening and cartway improvement requirement, contingent upon a note being added to the plan indicating that if there is future subdivision to either lots, or if the Township deems the improvement are necessary, the property owners will comply with the improvements. Vote on the motion: All yes. The motion carried.

Motion on the plan

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan contingent on Subdivision and Land Development comment number 1, and the modification requests and General Comment number 1. Vote on the motion: All yes. The motion carried.

2. Final Minor Subdivision for Lot 1 Beacon Hill Boulevard – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

All comments have been addressed.

Subdivision and Land Development Ordinance:

1. Certificate or ownership must be signed prior to plan approval. SLDO 402.1.M
2. Lot #1B is proposing an angled property line. Lot lines "insofar as practical" shall be at right angles to the street lines or radial to curved streets. SLDO 608.1 A modification can be requested.

General comments:

1. Note number 10 references the joint access agreement. Recording information should be added to the plans.
2. The plan will have to comply with Resolution 2008-13 relating to any violations on the property or any unpaid fees being owed to the township.
3. A bonding estimate will be required for the proposed public improvements (manhole, fire hydrant, water line, monumentation, etc).

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

Action on Modification Request

Mr. Stanley made a motion, seconded by Mrs. Anderson, to approve the modification request from 22-608.1, to provide lot lines at right angles or radial to curved streets requirement. Vote on the motion: All yes. The motion carried.

Motion on the plan

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisor's contingent on Subdivision and Land Development comment number 1 and General Comments 1, 2 and 3. 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

1. Minor-Final Subdivision Plan for Gerald M. & M. Geralyn Hempt and Hempt Bros., Inc.

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

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

1. It appears that multiple residences are located on Lot # 1. If so, these are existing non conformities. A note should be added to the plans indicating that these structures and uses will need to comply with Part 17 of the Zoning Ordinance. Note #8 on the submitted plan should be revised accordingly to indicate these non-conformities. ZO 1302.2

Subdivision and Land Development Ordinance:

1. Certificate of ownership must be signed prior to plan approval. SLDO 402.1.M
2. Primary and replacement septic locations are not indicated on the plans for proposed lots 2 &3. A planning module exemption to DEP has been submitted; however a

modification to the ordinance requirements should also be submitted. SLDO 402.1.Y *Modification has been requested.*

3. Replacement septic locations have not been indicated for the two homes on Lot #1. If no testing is being proposed, a modification request should be submitted. SLDO 402.1.Y *Modification has been requested.*
4. Plan is required to connect to public water since water is located within 1000 ft of proposed subdivision. SLDO 609.1.A *Modification has been requested.*
5. Plan is required to connect to sanitary sewer since public sewer is located within 1000 ft of the proposed subdivision. SLDO 610.1.A *Modification has been requested.*

Modification request

1. Applicants have requested a modification from the plan scale requirements of the ordinance. SLDO 402.1.D and 403.1.
2. Applicants have requested a modification from the street widening and cartway improvement requirements of the ordinance. SLDO 602.1.G.
3. Applicants have requested a modification from the fee in lieu of dedication requirements of the ordinance. SLDO 613.2.A.
4. Applicants have requested a modification from the primary and replacement septic requirements of the ordinance. SLDO 402.1.Y.
5. Applicants have requested a modification from having to connect to the public water system requirements of the ordinance. SLDO 609.1.A.
6. Applicants have requested a modification from having to connect to the public sewer system requirements of the ordinance. SLDO 610.1.A.

General Comments

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

Action on the Modification Request

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO 402.1.Y, the replacement septic system location requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from SLDO 609.1.A, the connection to the public water system requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO 610.1.A, the connection to the public sanitary sewer system requirement. Vote on the motion: All yes. The motion carried.

Mr. Stanley made a motion, seconded by Mr. Coleman, to recommend approval of the modification request from SLDO 402.1.D and 403.1, the proposed lots to be drawn at a

scale not greater than one (1) inch equals one hundred (100) feet requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO 602.1.G, the dedication of additional right-of-way requirement. Vote on the motion: All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Stanley, to recommend approval of the modification request from SLDO 613.2.A, the land dedication requirement for a recreation site requirement. Vote on the motion: All yes. The motion carried.

Action of the plan

Mr. Stanley made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisors contingent on Zoning Comment number 1, Subdivision and Land Development comment number 1 and the modification requests. Vote on the motion: All yes. The motion carried.

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

Mrs. Anderson made a motion, seconded by Mr. Stanley, to adjourn the meeting at 7:57 PM. Vote on the motion: All yes. The motion carried.