

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 4, 2014

## 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  
Anne K. Anderson, Member  
Kevin V. Gorman, Member  
H. Adam Williams, Member  
Stephen M. Waller, Fairview Township Codes Administration Director

Absent: Drew Bitner, Township Engineer

## APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Thompson to approve the minutes of December 3, 2013, meeting of the Planning Commission. Vote on the motion. All yes. The motion carried.

Mr. Gorman made a motion, seconded by Mr. Williams, to approve the minutes of the August 6, 2013, meeting of the Planning Commission. 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. Preliminary/Final Lot Reconfiguration for Harry H. Fox, Jr. – Ridge Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Mr. Patrick McKonly represented the Developer.

Revised comments dated January 23, 2014.

Zoning Ordinance:

No Comments

Subdivision Ordinance:

1. Adjacent wells and septic systems are to be located on the plans. If a full survey of the surrounding properties is not conducted a waiver with a note indicating no adjacent well or septic system are within the required 100 foot isolation distance to another well or septic system are within the required 100 foot isolation distance to another well or septic system. SLDO 402.1.D A modification has been requested.
2. The plan does not have the certification and dedicatory statement signed by The owner. SLDO 402.1.M
3. Cartway widening improvements are required along Ridge Road. SLDO 602.2.C Modification has been requested.

General Comments:

4. The plans are showing consolidation of two separate lots. A not should be added clarifying what is taking place with this plan and how the discrepancy came to be?
5. All plans have to comply with Resolution 2008-13, which indicates that all accounts with Township must be current and not delinquent.

Modifications:

6. Locate adjacent structures, wells and septic systems on adjacent lots. SLDO 402.1.O. The Township Engineer supports request.
7. Cartway improvements along Ridge Road. SLDO602.2.C. The Township Engineer does not support this request.

Motion on the Modification Requests:

Mr. Thompson made a motion, seconded by Mr. Gorman, to recommend approval of the modification request from SLDO602.2.C, the cartway improvement requirements along Ridge Road to the Board of Supervisors. Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from SLDO 402.1.O, the location of wells and septic system on adjacent lots requirement. Vote on the motion. All yes. The motion carried.

Motion on the Plan:

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisors contingent on Mr. Waller's comments dated February 3, 2014, Subdivision Comments 1 and 2, General Comments 4 and 5, York County Planning Commission comments 1B and 1C,

and reference lot area, deed reference and ownership of the two existing lots, and the changing of Gap Road to Churchey Lane. Vote on the motion. All yes. The motion carried.

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

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

### **OLD BUSINESS**

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

### **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**

Mr. Thompson made the motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:25 PM. Vote on the motion. All yes. The motion carried.