

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 1, 2022

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:00 PM

ROLL CALL

Present:

Chairman	Michael E. Thompson
Vice-Chairman	H. Adam Williams, P.L.S
Member	Mark Koellner
Member	Michael Mehaffey, P.E. (Virtually)
Member	Jeffrey Piccola
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates

APPROVAL OF THE MINUTES

Mr. Koellner made a motion to approve the February 1, 2022 minutes. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

PUBLIC COMMENT

There was no Public Comments.

DISCUSSION AND CORRESPONDENCE

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Nancy Itle – 703 Wyndamere Road #22-1002-SD

Mr. Waller presented the revised plan, dated February 15, 2022 to the Planning Commission and read into record his comments, dated February 25, 2022 (see attachment).

Mr. Knouse read into record his comments, dated February 28, 2022 (see attachment).

Mr. Bitner read into record his comments, dated March 1, 2022 (see attachment).

A representative of Hoover Engineering gave a brief overview of the February 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification request.

Action on the Modification request:

Mr. Koellner made a motion to recommend approval of the modification request for SLDO 260.14.A(1) – Original Property Description. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the plan:

Mr. Williams made a motion to recommend approval of plan contingent on all Township staff comments, dated February 25, 2022 and March 1, 2022, as well as Rettew comments dated, February 28, 2022. Mr. Koellner seconded. Vote on the motion, all yes. The motion carried.

LAND DEVELOPMENT PLANS

1. Green Lane Meadows – FINAL-PH1 #22-1004-LD

Mr. Waller presented the revised plan, dated February 18, 2022 to the Planning Commission and read into record his comments, dated February 25, 2022 (see attachment).

Mr. Bitner read into record his comments dated March 1, 2022 (see attachment).

Mr. Knouse read into record his comments dated February 25, 2022 (see attachment).

A representative of Dawood Engineering gave a brief overview of the February 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification request(s).

Mr. Waller noted that the six (6) modification requests previously acted on as part of the Preliminary plan, which does not get recorded. Mr. Waller made a recommendation to act on the modification requests now as part of the Final plan that will be recorded.

Action on the Modification requests:

Mr. Williams made a motion to recommend approval of all six (6) modification requests as a group contingent on all Township staff comments dated February 25, 2022 and March 1, 2022, as well as Rettew comments dated February 25, 2022. Mr. Koellner seconded the motion. Vote on the motion, all aye. The motion carried.

Action on the plan:

Mr. Koellner made a motion to recommend approval of plan contingent on all Township Staff comments dated February 25, 2022 and March 1, 2022 as well as Rettew comments dated February 25, 2022.

2. Meadow Drive Properties – FINAL LOT ADD-ON #22-1005-LD

Mr. Waller presented the revised plan, dated February 18, 2022 to the Planning Commission and read into record his comments, dated February 25, 2022 (see attachment).

Mr. Knouse read into record his comments, dated February 25, 2022 (see attachment).

Mr. Bitner read into record his comments, dated March 1, 2022 (see attachment).

Discussion for clarity regarding a 22-foot lot line correction that affects eight (8) property owners of Green Lane Meadows; all of which have entered into agreements and are working with the Solicitor on a resolution.

A representative of Dawood Engineering gave a brief overview of the February 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification request.

Action on the Modification requests:

Mr. Williams made a motion to recommend approval of modification request SLDO260.14.B(7) – Wetlands Report for Lot#1. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.22.A(7) & 260.22.B(2) – Roadway widening for Lot#1 along Green Lane Drive and Limekiln Road. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.24.B(1) – Curbing Installation for Lot#1 along Green Lane Drive and Limekiln Road. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.25.A – Sidewalk Installation for Lot#1. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.30.A(1) – Connect to Public Sewer for Lot#1. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.14.A.15 – Existing Sewer and Water Facility Location. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Action on the plan:

Mr. Koellner made a motion to recommend approval of plan contingent on all Township staff comments dated February 25, 2022 and March 1, 2022, as well as Rettew comments dated February 25, 2022 and all approved modification requests.

OLD BUSINESS

1. Tractor Supply - #21-1011-LD

Mr. Koellner made a motion to untable the plan. Mr. Williams seconded. Vote on the motion, all aye. The motion carried.

Mr. Waller presented the revised plan, dated February 11, 2022 to the Planning Commission and read into record his comments, dated February 25, 2022 (see attachment).

Mr. Knouse read into record his comments, dated February 28, 2022 (see attachment).

Mr. Bitner read into record his comments, dated March 1, 2022 (see attachment).

A representative of Penn Terra Engineering gave a brief overview of the February 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification requests.

Discussion regarding safety due to grading/steepness at certain locations on the plan (i.e.: entrance at Old York Road; Parking lot edge). Members shared suggestions of a proposed fence or guiderail along parking lot edge to the applicants.

Action on the Modification request:

Mr. Williams made a motion to recommend approval of modification request SLDO 260.35D(2)(a)[4] – Minimum pipe size 18". Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Action on the plan:

Mr. Williams made a motion to table the plan. Mr. Mehaffey seconded. Vote on the motion, 2 aye/3 nay. Mr. Mehaffey and Mr. Williams voted aye. Mr. Thompson, Mr. Koellner and Mr. Piccola voted nay. The motion failed to table the plan, due to the lack of a majority vote.

Mr. Koellner made a motion to approve plan contingent on all Township staff comments dated February 25, 2022 and March 1, 2022, as well as Rettew comments dated February 28, 2022, and Traffic Engineer comments. Mr. Piccola seconded. Vote on the motion, 3 aye/2 nay. Mr. Thompson, Mr. Koellner and Mr. Piccola voted aye. Mr. Williams and Mr. Mehaffey voted nay. The motion carried.

Mr. Koellner made a motion to amend plan approval to include guardrail discussion. Mr. Piccola seconded. Vote on the motion 3 aye/2 nay. Mr. Thompson, Mr. Koellner and Mr. Piccola voted aye. Mr. Williams and Mr. Mehaffey voted nay. The motion carried.

2. Wright Express Trucking - #22-1001-LD

Mr. Williams made a motion to untable the plan. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Waller presented the revised plan, dated February 10, 2022 to the Planning Commission.

Mr. Knouse read into record his comments, dated February 28, 2022 (see attachment).

Mr. Bitner read into record his comments, dated March 1, 2022 (see attachment).

Mr. Hoover of Hoover Engineering gave a brief overview of the February 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification requests.

Mr. Charlie Wright, owner of Wright Express Trucking was present to provide detailed explanations to questions presented by the Planning Commission members.

Mr. Bitner was able to locate and obtain the original Highway Occupancy permit for the access drive for the Wright Express Trucking site from PennDOT and presented it to Mr. Hoover. A discussion followed regarding the original permit for access and the modification requests submitted.

No decision and/or action was taken on any of the modification requests.

Action on the plan:

Mr. Koellner made a motion to table the plan. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

NEW BUSINESS

Update to advise the Planning Commission members that the Board of Supervisors took favorable action on the Oak Hill Development, Phase II Plan at the BOS meeting held on Monday, February 28, 2022.

ZONING HEARING BOARD

1. Docket No. 2022-02 – Arthur Diaz – 720 Ridge Road

Mr. Waller read the following into record:

Docket No. 2022-02: Arthur J Diaz, 720 Ridge Road, Lewisberry, PA 17339. The applicant is requesting a Special Exception to the Fairview Township Zoning Ordinance, §300.80.B, Expansion, Extension or Enlargement of three (3) existing non-conforming lots. The applicant is proposing to reconfigure lot lines for three (3) existing non-conforming lots to create two (2) 10+ acre lots and one (1) 3.6 acre lot; all of which do not have public road frontage. The properties are located at 720 Ridge Road, Lewisberry, PA 17339 as well as parcel 27-000-QF-0105.S0-00000 and 27-000-QF-0154.C0-00000. All are located in the Rural Living District.

ADJOURNMENT

Mr. Koellner made a motion to adjourn the meeting. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:35 PM.