

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 2, 2022

CALL TO ORDER

Mr. Williams called the meeting to order at 6:01 PM

ROLL CALL

Present:

Chairman	H. Adam Williams, P.L.S
Member	Mark Koellner
Member	Jeffrey Piccola
Member	Thomas Richey
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates

Absent:

Vice-Chairman	VACANT
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REORGANIZATION

Mr. Richey made a motion to nominate Mr. Mark Koellner as Vice-Chairman of the Planning Commission. Mr. Piccola seconded. Vote on the motion. Mr. Williams – Aye; Mr. Richey – Aye; Mr. Piccola – Aye. Mr. Koellner abstained. The motion carried.

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the July 5, 2022 minutes. Mr. Richey seconded. Vote on the motion. All Aye. The motion carried.

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

Zoning Ordinance Map Amendment – Loxas LLC

Mr. Waller presented the request to the Planning Commission members. Mr. Waller referred to and entered into the record a copy of his Memo to the Commission and the Board dated June 22, 2022. Staff is recommending favorable action on the request. Mr. Waller also presented the Commission

the York County Planning Commission recommendation, which has recommended to NOT ADOPT the request as written.

Mr. Michael T. Traxler, Esq., a representative of Saxton & Stump, gave a presentation on the proposed Zoning Ordinance Map Amendment as well as to provide detailed explanations for questions.

There were questions and clarity provided by staff and the applicant to the PC, which included: clarity on the zoning of the land being proposed in the change; clarity on the area that the York County Planning Commission pointed out that would be left and create “spot zoning”; clarity on the development potential of the property in its present zoning (Commercial Business) versus the development potential in the proposed zone (Residential Mixed Use); clarity on how the density of residential units was evaluated; and how the concept plan that was provided with the application is not an actual development layout – but a concept plan.

Mr. Piccola made a motion to recommend favorable action of the zoning map change request to change from CB/RL to RMU. Mr. Ritchey seconded the request. Vote on the motion, all yes. The motion carried.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

There were no Subdivision Plans.

LAND DEVELOPMENT PLANS

There were no Subdivision Plans.

OLD BUSINESS

1. Pleasantview, Phase 4 - #20-1007-LD

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

Mr. Waller presented the plan to the Planning Commission and read into record his remaining comments, dated July 27, 2022 (See attachment).

Mr. Knouse read into record his remaining comments, dated July 29, 2022 (See attachments).

Ms. Kelley, a representative of RJ Fisher was present to provide detailed explanations for any questions to the plan revisions, dated July 22, 2022.

Action on the Modification requests:

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.12.A – Pre/Post development infiltration difference 2yr/24hr runoff. Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SWMO 252.17.C(1)(f) – (NOT to use a) Level Spreader at Basin Outfall #1. Mr. Piccola seconded. Vote on the motion, all Aye. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.19.D – Control Pre and Post Development Rates during E&S Phase. Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SWMO 260.10.A – Submit as a Preliminary/Final Plan. Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 260.35.C.(1)(i) – Fencing requirements around stormwater basin (for rain gardens only). Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Action on the plan:

Mr. Richey made a motion to approve plan contingent on Mr. Waller comments, dated July 27, 2022; Mr. Knouse of Rettew comments, dated July 29, 2022 as well as all modification requests. Mr. Piccola seconded. Vote on the motion, all Aye. The motion carried.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

1. ZHB Case No. 2022-05 – Hoffman – 674 Beinhower Road

Ms. Jayne Katherman, a representative of Barley Snyder Attorneys at Law was in attendance on behalf of the applicant to present the ZHB Case No. 2022-05 to the Planning Commission Members for the Zoning Hearing Board Public Hearing held on August 18, 2022 @ 6:30pm.

ZHB Case No 2022-05: The applicant is requesting two (2) dimensional variances to reduce the minimum front setback required in the Residential Mixed Use (RMU) Zoning District due to the proposed location of a new road related to the proposed Preliminary/Final Subdivision & Land Development Plan at 674 Beinhower Road (aka Southern Crossings).

There were questions and clarity provided by staff and the applicants representative to the PC, which included: Clarity on the distance to road ROW for the two (2) properties in relation to the proposed new road. Clarity on site distance and intersection distances in relation to the two (2) properties.

Mr. Piccola made a motion for a favorable recommendation of ZHB Case No. 2022-05. Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Koellner seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:07 PM.

DRAFT