FAIRVIEW TOWNSHIP PLANNING COMMISSION

October 1, 2019

CALL TO ORDER

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

ROLL CALL

Present:

Chairman	Michael E. Thompson
Member	Anne K. Anderson, P.E.
Member	Michael Mehaffey, P.E.
Member	H. Adam Williams, P.L.S.
Member	Jason Stouffer
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump
Township Engineer	Drew Bitner, P.E.

Absent:
None

APPROVAL OF THE MINUTES

Mr. Mehaffey, seconded by Mr. Williams, made a motion to approve the minutes of the September 03, 2019, meeting as presented. Vote on the motion. All Aye. The motion carried.

DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

There were no new Subdivision Plans.

LAND DEVELOPMENT PLANS

There were no new Land Development Plans.

OLD BUSINESS

1. Briarcliff Resubdivision – 19-1005-SD

Mr. Williams made a motion to untable this matter. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

Mr. Waller presented the revised August 22, 2019, plans to the Planning Commission members and read the following staff comments into the record:

Zoning Ordinance Comments:

No Comments.

Subdivision Ordinance Comments:

1. Ordinance requires that the Original Property Description plan be submitted. SLDO 260.14.A(1) *Not clear if a waiver is being requested, written response seems to indicate someone may ask for a waiver (not sur the response was to be submitted)?*

2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)

3. An existing features plan is required. This plan will show the existing lot lines, the existing SWM features throughout the lots; existing utilities (public water), existing steep slopes (>15%), existing addresses for lots #15 and #16 and the existing wooded areas. SLDO 260.14.A(15) (*Not clear if a waiver is being requested, written response seems to indicate someone may ask for a waiver (not sur the response was to be submitted)?*

4. Sight distances and sight triangles are not depicted on the plans for the existing driveway location nor for the proposed one on Lot #8. SLDO 260.14.A(19)

5. Are there any deed restrictions or covenants with the properties? If so, those recorded documents should be referenced on the plan. SLDO 260.14.A(27)

General Comments:

1. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

Modifications:

None requested.

Subdivision Plan Action:

Mr. Mehaffey made a motion to table the plan. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

2. Fairview Crossroads – 17-1008-LD

Mrs. Anderson made a motion to untable this matter. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson addressed the Planning Commission and discussed reservations she has regarding the proposed stormwater plan. Specifically, she is concerned about allowing the developer to only plan for stormwater for the roads now – leaving the rest to be dealt with on-lot during the land development stage. She, and the other members of the Planning Commission, think this is something that should be monitored closely. Staff noted that the Planning Commission's comments will be sent to the Township Engineer so that he would know their concerns and would be able to help monitor this matter thoroughly.

Subdivision Plan Action:

Mrs. Anderson made a motion to table the plan. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

NEW BUSINESS

1. Valley / Beinhower Intermediate School – 19-1006-LD

Mr. Thompson noted that a representative of the plan was not in attendance. Mr. Waller indicated that in light of the Staff Comments dated September 13, 2019, the representatives indicated that they would be resubmitting plans.

Mrs. Anderson made a motion to table to plan. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

ZONING HEARING BOARD

1. **Docket No. 2019-06**: Bruno Bertin and Robin Ferraro, 101 Spanglers Mill Road, New Cumberland, PA 17070. The Applicants are requesting a Special Exception to the Fairview Township Zoning Ordinance, §300-4.B – Uses not otherwise provided for. The Applicants are proposing to alter existing structures on the property for use as a winery which will include an accessory tasting room and an event facility with guest accommodations. The property is located at 101 Spanglers Mill Road, New Cumberland, PA 17070, and is in the Residential Mixed Use District.

2. **Docket No. 2019-07**: AG-HS Portfolio Subsidiary, L.L.C, C/O High Street Realty Company, LLC, 1S450 Summit Ave., Suite 250, Oakbrook, IL 60181. The Applicant, an equitable owner, is requesting a variance to the Fairview Township Zoning Ordinance, §300-21.G – Area and Design Requirements – Industrial Business Zoning District. The Applicant is requesting a variance to allow for a structure that currently encroaches into the required 25-foot side setback. The property is located at 621 Lowther Road, Lewisberry, PA 17339, and is in the Industrial Business District.

3. **Docket No. 2019-08**: AG-HS Portfolio subsidiary, L.L.C, C/O High Street Realty Company, LLC, 1S450 Summit Ave., Suite 250, Oakbrook, IL 60181. The Applicant, an equitable owner, is requesting a variance to the Fairview Township Zoning Ordinance, §300-21.G – Area and Design Requirements – Industrial Business Zoning District. The Applicant is requesting a variance to allow for a structure that currently encroaches into the required 25-foot side setback. The property is located at 629 Lowther Road, Lewisberry, PA 17339, and is in the Industrial Business District.

4. **Docket No. 2019-09**: David Leroy Plumbing, Inc., 539 Old York Road, New Cumberland, PA 17070. The Applicant is requesting a Special Exception, a Variance, and/or an Appeal of the Zoning Officer's Decision to the Fairview Township Zoning Ordinance, §300-4.B – Uses not otherwise provided for; §300-11 – Definitions; and §300-20 – Permitted Uses. The Applicant is proposing to move a plumbing and HVAC service business into the existing building on the property. The property is located at 643 Old York Road, Etters, PA 17319, and is in the Residential Mixed Use District.

ADJOURNMENT

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 6:35 PM.