FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 6, 2019

CALL TO ORDER

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

ROLL CALL

Present:

Chairman	Michael E. Thompson
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

Absent:

Member	Anne K. Anderson, P.E.
Township Engineer	Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mr. Williams, seconded by Mr. Mehaffey, made a motion to approve the minutes of the October 01, 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

1. Kellinger Greene – 19-1008-SLD

Mr. Waller presented this matter to the Planning Commission members with the intent of only discussing the Sewage Planning Module. This presentation will allow staff to acquire the appropriate township signatures so that the exemption can be submitted to PA DEP for action. He explained that representatives of the plan were not in attendance and did not wish to present the full plan to the Planning Commission at this time because they intend to attend another Planning Commission Workshop before they appear before the Planning Commission.

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

OLD BUSINESS

1. 762 Corporate Circle Modification Request

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

Mr. Waller presented the Modification Request to the Planning Commission members and read the following staff comments into the record:

General Comments:

1. The originally approved plan in 1995, is NOT what has been constructed on this site. The parking spaces, paved area and access entrance are not per the approved LD plans. (Cannot answer as to how this took place).

2. What stormwater controls are in place at the site? The submitted plans note that they show the existing conditions from the approved 1995 plans. Are the originally approved controls (pond and swale) in place?

3. Did the SWM area accommodate the reconfigured paved areas? Does SW flow to the SWM features?

4. How were the number of provided parking spaces that are shown on the plan determined?

Staff has noted to the applicant's engineer and applicant that our opinion would be that an LD plan would be required during previous discussions. We also had to note that modification of the requirements could be requested for the entire ordinance. It is still staff's opinion that an LD plan should be submitted for the site. This will reflect actual conditions AND show that the proposed improvements to the site will be in compliance with current standards.

Engineer comments from Mike Knouse at Rettew:

Mr. Knouse presented the Planning Commission with "Plan Review No. 1", and entered his review into the record:

Stormwater Management

1. The plan needs to demonstrate that the site is not underlain by carbonate geology (§ 252-18).

2. A stormwater easement needs to be provided for all stormwater facilities (§ 252-21.C).

3. Final grading for the swale needs to be shown on the plan (§ 252-21.C.24).

4. Infiltration test results need to be provided (§ 252.21.G.3.d).

5. Facilities, areas, or structures included in the SWM Site Plan and used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded in the York County Recorder of Deeds Office as deed restrictions/protective covenants or easements that run with the land (§ 252-29.B).

6. An Operation and Maintenance (O&M) Plan needs to be provided. (§252-30).

7. Worksheet 8 needs to be revised to show the actual area and storage volume for the infiltration berm.

8. The emergency spillway needs to be labeled and dimensioned on the plan. Additionally, the basin grading needs to be revised to reflect the proposed berm grades.

9. The Stormwater Management Certificate needs to be revised for Fairview Township.

Modification Request Action:

The Planning Commission had several discussions on the merits of the waiver request. Ultimately, the Planning Commission felt the request did not meet ordinance requirements for a favorable action.

Mr. Mehaffey made a motion to deny the modification request. Mr. Stouffer seconded. Vote on the motion. Michael Mehaffey – Nay, Michael Mehaffey – Aye, Adam Williams – Aye, Jason Stouffer – Nay. The motion carried with a vote of 3 Ayes and 1 Nay.

2. <u>Briarcliff Resubdivision – 19-1005-SD</u>

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

Mr. Waller presented the revised October 4, 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. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)

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.

Township Engineer Comments:

1. Replace one iron rebar with a concrete monument, adjacent to the existing concrete monument.

2. The Primary Control Point must be a concrete monument.

3. Set the 3 NEW iron rebars where shown on the plan.

4. The 100' boundary on Sandpiper Lane with a 25' water easement and the 20' water easement leaves only 55' frontage.

Modifications:

None requested.

Subdivision Plan Action:

Mr. Mehaffey made a motion to approve the plan contingent up the Township Engineer's Comments. Mr. Stouffer seconded the motion. Vote on the motion. Mr. Thompson – Aye, Mr. Mehaffey – Aye, Mr. Williams – Nay, Mr. Stouffer – Aye. The motion carried with a vote of 3 Ayes and 1 Nay.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2019-10: Daniel and Michele Alderman, 695 Doe Lane, Lewisberry, PA 17339. The Applicants are requesting a Variance to the Fairview Township Zoning Ordinance, §300-21 – Area and Design Requirement. The Applicants are proposing to demolish the existing non-conforming home and rebuild a new single-family detached dwelling equal to the existing home's current setbacks. The property is located at 498 Pleasant View Road, New Cumberland, PA 17070, and is in the Single Family Residential District.

ADJOURNMENT

Mr. Mehaffey made a motion to adjourn the meeting, seconded by Mr. Stouffer. Vote on the motion. All Aye. The motion carried at 6:42 PM.