

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 7, 2018

## **CALL TO ORDER**

Mr. Thompson called the meeting to order at 7:02 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 Strump

Absent:

Drew Bitner, P.E.

## **APPROVAL OF THE MINUTES**

Mrs. Anderson, seconded by Mr. Williams, made a motion to approve the minutes of the September 04, 2018, meeting. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson, seconded by Mr. Williams, made a motion to approve the revised minutes of the October 2, 2018, special meeting. Vote on the motion. All Aye. The motion carried.

## **DISCUSSION AND CORRESPONDENCE**

There was no Discussion and Correspondence

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## **SKETCH PLANS**

There were no Sketch Plans.

## **SUBDIVISION PLANS**

### 1. Oakmont – 18-1014-SD

Mr. Waller presented the revised plan to the planning Commission members and read the following staff comments into the record:

#### **Zoning Ordinance:**

All comments have been addressed.

#### **Subdivision Ordinance:**

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
2. Ordinance require that all subdivisions that abut a township or state road that are not to township standards for cartway width are required to bring that portion of the property's frontage up to township standards. The plans do not depict any improvements to Moore's Mountain or Siddonsburg Road. SLDO 260.22.A(7). *Applicant is requesting a modification to this requirement.*

#### **General Comments:**

1. A Traffic Impact Fee WILL NOT be required for each new PM vehicle trip in accordance with ordinance requirements. This is due to the subject tract being in Traffic Service Area #3, which does not require fees for impacts. SLDO 260.61.B
2. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

#### **Modifications:**

1. Section 260.22.A(7) – Cartway widening requirements.

#### **Modification Request Action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway widening requirements. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

**Subdivision Plan Action:**

Mrs. Anderson made a motion to approve the plan contingent upon the Subdivision Ordinance Comments 1 and 2; and the General Comment 2 in the Memorandum by Codes Director Stephen Waller, dated October 22, 2018. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

**LAND DEVELOPMENT PLANS**

1. PAWC – 18-1015-LD

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

**Zoning Ordinance:**

All comments have been addressed.

**Subdivision Ordinance:**

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

**General Comments:**

1. Based on the submittal and additional clarification on the proposed expansion a determination was made noting that NO NEW traffic will be generated with this proposed plan. Therefore, not Act 209 TIF would be required for the plan.
2. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

**Modification:**

None.

**Stormwater Comments from Cathy Lee at Rettew:**

Mrs. Lee presented the Planning Commission with “Plan Review No. 2” and read the following comments into the record:

Stormwater Management Plan & Narrative

11. There is an existing swale south of where the relocated pole barn is being placed. The swale should be relocated. The swale is approx. 32' off the existing pavement and the pole barn is 30' deep.

*Buchart Response: The swale has been relocated as requested and shown on CO3*

**RETTEW COMMENT: Provide swale calculations for the existing and proposed swale to determine if the relocated swale is adequately sized. Per the grading shown, the swale does not appear to be adequately sized. There are 2 additional contours shown in the area of the Overflow parking and Pole Barn, that should be removed.**

#### Erosion and Sedimentation Control Plan

12. SWMO 252-16.D. - All earthmoving activities must be reviewed and approved by the York County Conservation District prior to commencing work. Provide documentation of E&SC Approval.

*Buchart Response: Documentation of E&S approval from YCCD shall be forwarded once it is received.*

**RETTEW COMMENT: Acknowledged.**

#### General Plan Comments

20. Zoning Ord. 300-37.H. Any fence or wall exceeding six feet in height shall comply with Chapter 113 relating to code enforcement, Uniform Construction Code. Provide a retaining wall detail. The wall is approx. 10' high and will require an engineered design prior to final plan approval.

*Buchart Response: A retaining wall detail has been added to C04. Engineering calculations will be provided with the building permit application.*

**RETTEW COMMENT: The retaining wall detail and subsequent calculations shall be reviewed by the Township Engineer.**

#### Planning Commission Comments:

Mr. Williams stated that there was already a stormwater overflow washing out from the property and around the hydrant on Steigerwalt Hollow.

#### Land Development Plan Action:

Mrs. Anderson made a motion to approve this plan contingent upon Subdivision Ordinance Comments 1; and General Comment 1 and 2 in the Memorandum by Codes Director Stephen Waller, dated November 11, 2018, and contingent upon applicant measuring the outflow of stormwater to the existing basins to assess flooding issue at the location noted by Mr. Williams. Mr. Stouffer seconded the motion. Vote on the

motion. Anne Anderson – Aye, Jason Stouffer – Aye, Mike Thompson – Aye, Adam Williams – Nay, Michael Mehaffey – Abstained due to a professional relationship with the applicant. The motion carried with three Ayes and one Nay.

## **OLD BUSINESS**

Chairman Thompson asked for a brief regarding the status of all of the tabled plans. Mr. Waller provided updates for each plans progress.

1. 451 & 453 Lewisberry Rd. – 18-1011-SD
2. 575 Old York – 17-1012-LD
3. Fairview Crossroads – 17-1008-LD
4. Fairview Township Yard Waste/Recycling Center
5. Fairview Summit – 17-1003-LD
6. Crossroads Middle School – 18-1007-LD

## **NEW BUSINESS**

Chairman Thompson addressed the Planning Commission to discuss changing the time of the meeting to 6:00 PM rather than 7:00 PM.

Mrs. Anderson made a motion to change the time of the meeting to 6:00 PM beginning January, 2019. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

## **ZONING HEARING BOARD**

There were no new hearings.

## **ADJOURNMENT**

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 7:37 PM.