FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 3, 2019

CALL TO ORDER

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

ROLL CALL

Present:

Chairman	Michael E. Thompson
Member	Michael Mehaffey, P.E.
Member	Jason Stouffer
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E.
Codes Assistant	Chris H. Strump

Absent:

Member	Anne K. Anderson, P.E.
Member	H. Adam Williams, P.L.S.

APPROVAL OF THE MINUTES

Mr. Mehaffey made a motion to approve the minutes of the November 06, 2019, meeting as presented. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller presented a plan that was been submitted to Newberry Township; the point of presenting it to the Planning Commission was to make them aware of a small portion of Fairview Township that would be affected. Based on the negligible size and that no land development was going to occur in the small area within Fairview Township, Mr. Waller inquired if the Planning Commission wanted the developers to go through the Land Development process with Fairview Township, or if they would like to waive the requirement.

Mr. Stouffer made a motion to waive the requirement of a Land Development Plan submittal. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. 255 Fisher Road – 19-1010-SD

   Mehaffey made a motion to table this matter as there was no representative of the plan in attendance. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

LAND DEVELOPMENT PLANS

1. Kellinger Greene – 19-1008-SLD

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

   Mr. Waller presented this matter to the Planning Commission and read the following staff comments into the record:

   Zoning Comments:

   All zoning comments have been addressed.

   Subdivision Comments:

   1. All adjacent property owner names and recording information should be shown on the plans. SLDO 260.14.A(7) *Applicants are requesting a modification of these requirements.*

   2. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)

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

   4. The plans do not reflect the required street lights at the intersections or spacing thereof along Kellinger Road. SLDO 260.14.A(20) & 260.25.F *Applicants are requesting a modification of these requirements.*

   5. The submitted traffic impact study was reviewed for compliance to regulations by a 3rd party Traffic Consultant on the township's behalf – McMahon Associates. Please refer to their review letter dated November 26, 2019 (attached). SLDO 260.14.A(28)

   6. Approvals from York County Conservation District and PA DEP will need to be provided to the township prior to plan approval. SLDO 260.15.B(1) & (10)

   7. The submitted Improvement Guarantee estimate will be reviewed by the Township Engineer for his approval. Subsequently, the approved amount will need to be provided to the township in an appropriate form as outlined by ordinance. SLDO 260.17

   8. Ordinances required that all land developments that abut a township or state road that are not to township standards for cartway width are required to bring that portion of the properties frontage

up to township standards. This would be for the frontage along Kellinger Road. SLDO 260.22.A(7) & 260.22.B(2) *Applicants are requesting a modification of these requirements.*

9. Applicant's representative has noted that a fee in lieu of dedication will be the method that the recreation regulations of the ordinances will be met. Current fee would be $1000/dwelling unit X 56 units = $56,000. This fee will be due prior to plan recording. SLDO 260.33

10. The submitted TIS will be evaluated to the adopted Traffic Impact Fee ordinance. Exemptions of these requirements should be in a written format noting specific justifications for the waiving of the fees. SLDO 260.34 *Applicants are requesting a modification of these requirements based on the low to medium income housing that is being proposed with the project.*

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.

2. Addressed have been created based on consultation with the Fairview Township Police Department and USPS representatives. They will be as follows:

    - Unit A = 570; Unit G = 572; Unit B = 574; Unit F = 576; Unit C = 578; Unit E = 580; and Unit D = 582. All individual apartments will be A – F in each of the units.

Modifications:

SLDO 260.11.B(1) – Plan Sheet Size

SLDO 260.12.A(1)(b) – Submitted as Preliminary/Final Plan

SLDO 260.14.A(7) – Adjoining Property Owner Information

SLDO 260.14.B(4)(b) – Identifying 100 year Flood Plain Elevations

SLDO 260.14.B(7) – Utilize 1987 Wetland Delineation Manual Supplement

SLDO 260.22.A(7) & 260.22.B(2) – Cartway Widening Requirements

SLDO 260.25.F – Street Lights

SLDO 260.35.C(3)(g)(1) – SWM Basin Spillway Depth

SLDO 260.35.C(3(k) & SWMO 252.17.C(1)(c) – Basin Side Slopes

SLDO 260.35.C(4) & SWMO 252.12.A – Stormwater Recharge Rates

SLDO 260.35.3(C)(j) & SWMO 252.14.C(1)(d) – SWM Basin 2% Bottom Slope

SWMO 252.17.C(1)(f) – Concrete Level Spreader

Engineer Comments from Mike Knouse, PE, at Rettew:

<u>Requested Modifications of Requirement</u>

A. § 260-11.B.1 – Preliminary Plan Procedures

B. § 260-12.A.1.b – Preliminary/Final Plan Procedures

C. § 260-14.B.4.b – 100-year Flood Elevations

D. § 260-14.B.7 – Wetland Identification

E. § 252-17.C.1.c & 260-35.C.3.k – Storm Basin Side Slopes

F. § 252+12.A & 260-35.C.4 – Groundwater Recharge

G. § 252-17.C.1.d & 260-35.C.3.j – Basin Bottom Slope

H. § 252-17-C.1.f – Basin Discharge Dispersion

I. § 260-14.A.7 – Preliminary Plan Procedures (*New Request this Submission)*

J. § 260-25.F – Streetlights (*New Request this Submission)*

K. § 260-22.A.7 & 260-22.B.2 – Street Design Requirements (*New Request this Submission)*

L. § 260-35.C.3.g.1 – Spillway Design (*New Request this Submission)*

<u>Subdivision and Land Development</u>

1. § 260-10.A.2, 260-14.B.2

2. § 260-14.A.12, 260-14.A.13

3. § 260-15.B.1, SWMO 252-16.D, 252-21.F.5

4. § 260-17

5. The date, final action, and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan.

<u>Stormwater Management</u>

1. The plan needs to include a note identifying the amount of impervious cover allowed by the stormwater management design (§ 252-21.F.16, 252-21.F.20). The impervious coverage in Note C10 needs to match the area provided in the Hydrological and Hydraulic Report. The coverages for basin 1 and 2 appear to be flipped.

2. Water quality volume calculations need to be provided (§ 260-35.C.5.e). The previously submitted water quality volume show amended soils being used in series within the basin. These calculations need to be revised as PA DEP will not permit water quality in series. Also, Plan Sheet 19 shows all open space areas within the LOD as compost amended soils; however, the previously submitted water quality volume calculations do not reflect that. The area of compost amended soils being used for water quality needs to be clearly identified.

3. An Operations and Maintenance Agreement needs to be provided (§ 260-35.A.14). The Operations and Maintenance Agreement needs to specify whether the developer or property owner is responsible for maintenance activities.

4. The pipe size for the roof leaders in the front of the buildings needs to be provided. Also, the limits of each pipe size on pine runs containing more than one size need to be defined.

Traffic Engineer Comments from Jodi Evan, PTOE, at McMahon Associates, Inc.:

Mr. Waller presented the Planning Commission with a letter dated November 26, 2019, and entered the following comments into the record on behalf of Ms. Evans:

General comments

Based on our review of the Transportation Impact Study (TIS), we find the technical aspects of the TIS acceptable and provide the following comments for consideration by the Township with regards to the site plan provided with the TIS:

1. The site plan in Figure 2 of the TIS appears to show a right-turn lane on Kellinger Road at the proposed site access, although no turn lanes are recommended in the report text. Please clarify.

2. The TIS states that site grading and removal of vegetation along the site frontage will be provided to meet the available sight distances noted in *Table 5*. This should be verified as part of the land development plan review.

Transportation Impact Fee

In accordance with Fairview Township Impact Fee Ordinance (Ord. 2015-4), the weekday afternoon peak hour trip generation of this proposed development within Fairview Township will not be subject to the Township's transportation impact fee as this specific parcel was excluded from the Transportation Service Areas.

Modification Request Action:

Mr. Mehaffey made a motion to approve the modification of SLDO 260.11.B(1) – Plan Sheet Size. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.12.A(1)(b) – Submitted as a Preliminary/Final Plan. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.14.A(7) – Adjoining Property Owner Information. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.14.B(4)(b) – Identifying 100 year Flood Plain Elevations. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.14.B(7) – Utilize 1987 Wetland Delineation Manual Supplement. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.22.A(7) & SLDO 260.22.B(2) – Cartway Widening Requirements with the following conditions being added to the plan: a landscape clearance agreement with boundaries being shown on the plan and the road will be extended to 30 feet in each direction with a taper for acceleration and deceleration. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.25.F – Street Lights. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.35.C(3)(g)(1) – SWM Basin Spillway Depth. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.35.C(3)(k) & SWMO 252.17.C(1)(c) – Basin Side Slopes. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.35.C(4) & SWMO 252.12.A – Stormwater Recharge Rates. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.35.3(C)(j) & SWMO 252.17.C(1)(d) – SWM Basin 2% bottom slope. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 252.17.C(1)(f) – Concrete Level Spreader. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

Land Development Plan Action:

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

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no new Zoning Hearing Board applications.

ADJOURNMENT

Mr. Mehaffey made a motion to adjourn the meeting, seconded by Mr. Stouffer. Vote on the motion. All Aye. The motion carried at 6:50 PM.