FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 05, 2021

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:03 PM

ROLL CALL

Present:

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

Absent:

Member	Michael Mehaffey, P.E.
Codes Assistant	Chris H. Strump

REORGANIZATION

Mrs. Anderson nominated and made a motion for Michael Thompson to remain the Chairman of the Planning Commission. Mr. Stouffer seconded. Vote on the motion. Mrs. Anderson – Aye; Mr. Stouffer – Aye; Mr. Williams - Aye. Mr. Thompson abstained. The motion carried.

Mr. Thompson nominated and made a motion for Anne Anderson to remain the Vice-Chairman. Mr. Williams seconded. Vote on the motion. Mr. Thompson – Aye; Mr. Stouffer – Aye; Mr. Williams - Aye. Mrs. Anderson abstained. The motion carried.

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the minutes of the December 07, 2020, meeting as presented. Mr. Stouffer seconded. 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

1. Fairview Terrace Resubdivision – 20-1011-Sketch

No representatives were in attendance , therefore there was no review of the plan and no action was taken.

2. Gap Road – 20-1012-SD

Mr. Waller presented the revised plans dated December 22, 2020, to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

All comments have been addressed.

Subdivision Ordinance:

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

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

3. DEP Planning Module exemption approval will be required to be submitted. SLDO 260.15.B(2) & 260.15.B(10).

4. Ordinances require that all subdivisions that abut a township (Gap and Plasantview) 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. SLDO 260.22.A(7) – *Applicant is requesting a modification of this requirement.*

5. Due to the proposed subdivision being within 1000 ft. proximity to existing curbing (Deer Run), curbing would be required as a public improvement with this proposed plan. SLDO 260.24.B(1) – *Applicant is requesting a modification of this requirement.*

6. The plan will have to comply with the Traffic Impact Fee Ordinance in that any new PM peak hour trips created will be subject to payment of a $1,964 fee per new trip. SLDO 260.54

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:

SWMO 252.17.B(4) – Culvert Pipe (Size)

SLDO 260.15.B(4) – Stormwater Management Plan

SLDO 260.22.A(7) – Cartway Widening – Gap Road and Pleasantview Road

SLDO 260.24.B(1) – Curbing Requirement

SLDO 260.26.D(7) – Driveway within 5 feet of a property line

SLDO 260.29.A(1) – Connection to Public Water

SLDO 260.30.A(1) – Connection to Public Sewer

SLDO 260.28.B – Lot Frontage onto Gap Road

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SWMO 252.17.B(4) – Culvert Pipe Size – contingent upon the culvert pipe being located on private property, that it be adequately maintained by the applicant, and that any encroachment by the applicant onto adjacent property (if there is any) will be the responsibility of the applicant. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

2. Mrs. Anderson made a motion to approve the modification of SLDO 260.15.B(4) – Stormwater Management – contingent upon the condition that the lots must comply with the Stormwater Management Plan at the time of the Building Permit. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

3. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway Widening on Pleasantview Road and Gap Road – contingent upon Gap Road being a Public Road (see Modification Request Action for SLDO 260.28.B). Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

4. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B(1) – Curbing Requirement. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

5. Mrs. Anderson made a motion to deny the modification of SLDO 260.26.D(7) – Driveway within 5 feet of a property line. Mr. Stouffer seconded. Vote on the motion. Mr. Thompson – Aye; Mrs. Anderson – Aye; Mr. Stouffer – Aye; Mr. Williams – Nay. The motion carried by a 3 to 1 vote.

6. Mrs. Anderson made a motion to approve the modification of SLDO 260.29.A(1) – Connection to Public Water. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

7. Mrs. Anderson made a motion to approve the modification of SLDO 260.30.A(1) – Connection to Public Sewer. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

8. Mrs. Anderson made a motion to approve the modification of SLDO 260.28.B – Lot frontage onto Gap Road – contingent upon the applicant obtaining a legal description of

Gap Road and Fairview Township receiving and approving a Deed of Dedication making Gap Road a Public Road. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to deny this plan based on the location of the driveway being within 5 feet of the property line. Mr. Stouffer seconded. Vote on the motion. Mr. Thompson – Aye; Mrs. Anderson – Aye; Mr. Stouffer – Aye; Mr. Williams – Nay. The motion carried with 3 Ayes and 1 Nay.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

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

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Stouffer. Vote on the motion. All Aye. The motion carried at 7:10 PM.