

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 07, 2020

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:05 PM

ROLL CALL

Present:

Chairman

Member

Member

Member

Member

Codes Director

Township Engineer

Codes Assistant

Michael E. Thompson

Michael Mehaffey, P.E.

Jason Stouffer

Anne K. Anderson, P.E.

H. Adam Williams, P.L.S.

Stephen M. Waller

Drew Bitner, P.E.

Chris H. Strump

Absent:

Stormwater Engineer

Mike Knouse, P.E.

REORGANIZATION

Mrs. Anderson nominated and made a motion for Michael Thompson to remain the Chairman of the Planning Commission. Mr. Mehaffey seconded. Vote on the motion. All Aye. 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. All Aye. The motion carried.

APPROVAL OF THE MINUTES

Mr. Mehaffey made a motion to approve the minutes of the December 03, 2019, 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

There were no new Subdivision Plans.

LAND DEVELOPMENT PLANS

1. New Cumberland Federal Credit Union – 19-1011-LD

Chris Hoover, P.E., presented this plan to the Planning Commission and briefly described what the intention of the Land Development Plan was; made a note of Township Engineer Drew Bitner's concerns regarding Keystone Drive; and he conveyed the applicant's willingness to convert the existing entrance to a right-in / right-out as a result of the new entrance on Keystone Drive. He stated that no action on the plan was being pursued at this time.

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

OLD BUSINESS

1. 255 Fisher Road – 19-1010-SD

Mrs. Anderson made a motion to untable this matter. Mr. Mehaffey 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 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. The existing driveway for 255 Fisher Road is bordered by what? Looks like a wall? SLDO 260.14.A(15)
4. IF connection to sewer is waived or modified, a full Component 2 DEP Planning Module will be required to be submitted for the proposed on-lot septic systems. SLDO 260.14.B(2)

5. Proposed subdivision is located within 100 feet of a public sewer system, therefore ordinance requires connection to that system. SLDO 260.30.A(1)
6. A traffic impact fee of \$1,964.00 will be due for the new PM peak hour trip in TSA #2, that will be generated by the new residential lot. SLDO 260.63

General Comments:

1. The address will be 271 for Lot #2.
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. SLDO 260.22.A(7) – Roadway widening
2. SLDO 260.24.B(1) – Installation of Curbing
3. SLDO 260.25.A – Installation of Sidewalks
4. SLDO 260.30.A(1) – Connection to Public Sewer

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Roadway widening. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
2. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B(1) – Installation of Curbing. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
3. Mrs. Anderson made a motion to approve the modification of SLDO 260.25.A – Installation of Sidewalks. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
4. Mrs. Anderson made a motion to approve the modification of SLDO 260.30.A(1) – Connection to Public Sewer. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve the plan subject to Subdivision Comments 1 through 6 and General Comments 1 and 2 in the Memorandum by Codes Director Steve Waller, dated December 23, 2019. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

2. Kellinger Greene – 19-1008-SLD

Mrs. Anderson 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 received a modification by the BOS on December 9, 2019.*
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 received a modification by the BOS on December 9, 2019.*
5. 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)
6. An Improvement Guarantee in the amount approved by the Township Engineer will need to be provided to the township as outlined by ordinance. SLDO 260.17
7. Ordinances require 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 received a modification by the BOS on December 9, 2019.*

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:

SLDO 260.11.B(1) – Plan sheet size – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.12.A(1)(b) – Submitted as a Preliminary/Final Plan – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.14.A(7) – Adjoining Property Owner Information – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.14.B(4)(b) – Identifying 100 year Flood Plain Elevations – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.14.B(7) – Utilize 1987 Wetland Delineation Manual Supplement – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.22.A(7) & SLDO 260.22.B(2) – Cartway Widening requirements – *Applicants received a modification while the noted conditions by the PC at the December 3, 2019 meeting by the BOS on December 9, 2019.*

SLDO 260.25.F – Street Lights – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.35.C(3)(g)(1) – SWM Basin Spillway Depth – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.35.C(3)(k) & SWMO 252.14.C(1)(c) – Basin and sides slopes – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.35.C(4) & SWMO 252.12.A – Stormwater Recharge Rates – *Applicants received a modification by the BOS on December 9, 2019.*

SLDO 260.35.3(C)(j) & SWMO 252.17.C(1)(d) – SWM Basin 2% bottom slope – *Applicants received a modification by the BOS on December 9, 2019.*

SWMO 252.17.C(1)(f) – Concrete level spreader – *Applicants received a modification by the BOS on December 9, 2019.*

Engineer Comments from Mike Knouse, PE, at Rettew:

Subdivision and Land Development

1. Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 260-10.A.2 and 260-14.B.2)
2. All certificates need to be completed prior recording the plan (§260-14.A.12 and 260-14.A.13)
3. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the York County Conservation District needs to be provided (§260-15.B.1 and SWMO 252-16.D and 252-21.F.5)
4. Financial security in the amount of \$873,782.25 and a financial security agreement needs to be provided (§260-17)

Stormwater Management

1. The Operations and Maintenance Agreement needs to be executed (§260-35.A.14)

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.

Land Development Plan Action:

Mrs. Anderson made a motion to approve the plan subject to Subdivision Comments 2, 3, 5, & 6 and General Comment 1 in the Memorandum by Codes Director Steve Waller, dated December 23, 2019, the comments in the Rettew letter from Mike Knouse, P.E., dated December 19, 2019, and the comments in the McMahon Associates letter from Jodie EL. Evans, P.E., PTOE, dated November 26, 2019. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

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 6:51 PM.