

FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 2, 2016

AGENDA

CALL TO ORDER

Mr. Powers called the meeting to order at 7:00 PM.

ROLL CALL

Present

Chairman
Vice-Chairman
Member
Member
Member
Codes Director

Michael A. Powers
Michael E. Thompson
Anne K. Anderson
Adam Williams
Michael J. Mehaffey
Stephen M. Waller

Absent

Township Engineer, Drew Bitner

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion, seconded by Mr. Thompson, to approve the minutes of the January 5, 2016, Planning Commission meeting. Vote on the motion. All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussion or Correspondence, Mr. Powers moved to Sketch Plans.

SKETCH PLANS

There being no Sketch Plans, Mr. Powers moved to Subdivision Plans.

SUBDIVISION PLANS

1. Final Subdivision Plan of the Walters Farm – 7 Existing Lots – Proposed Lots 1

Mr. Waller presented the plan to the Planning Commission. Mr. Walters created the existing seven lot subdivision in March, 2008. The Board of Supervisors has determined that the cartway improvements portion of the Walters Farm Subdivision along School House Lane, must be installed. Mr. Baker has chosen to reverse the subdivision and eliminate the seven lots.

Zoning Ordinance

All comments have been addressed.

Subdivision Ordinance

1. The surveyor/engineer signature and seal are required to be on the plans.
SLDO 260.14A(12)
2. The plans do not have the certification and dedicatory statement signed by the owners SLDO 260.14.A(13)
3. Wooded areas, flood plains and any other natural features should be depicted on the plans. SLDO 260.14.A(16)
4. Are there any deed restrictions or covenants? If So, plans should reference them.
SLDO 260.14.A(27)
5. A copy of the referenced wetland study should be submitted with the plans.
SLDO 260.14.B(7)

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

1. Subdivision and Land Development Ordinance 260.14.A(1) – Original Property Description.
2. Subdivision and Land Development Ordinance 260.22.A(7) – Eliminate road Widening along School House Lane.

Action on Modification Request

Mrs. Anderson made a motion, seconded by Mr Thompson, to recommend approval of modification request to the Board of Supervisors for the Original Property Description requirement. Vote on the motion. All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mr. Mehaffey, to recommend approval of the modification request to the Board of Supervisors to eliminate the road widening along School House Lane. Vote on the motion. All yes. The motion carried.

Action on the Plan

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of plan to the Board of Supervisors. Vote on the motion. All yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

There being no SITE AND LAND DEVELOPMENT PLANS, Mr. Powers moved to Old Business.

OLD BUSINESS

There being no Old Business, Mr. Powers moved to NEW BUSINESS.

NEW BUSINESS

There being no NEW BUSINESS, Mr. Powers moved to Zoning Hearing Board.

ZONING HEARING BOARD

There being no Zoning Hearing Board, Mr. Powers moved to adjournment.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:15 PM.