

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 1, 2016

## AGENDA

### CALL TO ORDER

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

### ROLL CALL

Present:

Chairman	Michael Powers
Vice Chairman	Michael Thompson
Member	Anne Anderson, P.E.
Member	Adam Williams, P.L.S.
Member	Michael Mehaffey, P.L.S.
Township Engineer	Drew Bitner, P.E.
Codes Director	Stephen M. Waller

### APPROVAL OF THE MINUTES

Mrs. Anderson made a motion, seconded by Mr. Thompson , to approve the minutes of the February 2, 2016, Planning Commission meeting. Vote on the motion. All yes. The motion carried.

### DISCUSSION AND CORRESPONDENCE

There being no DISCUSSION AND CORRESPONDENCE, Mr. Powers moved to Sketch Plans.

### SKETCH PLAN

There being no SKETCH PLANS, Mr. Powers moved to SUBDIVISION PLANS.

### SUBDIVISION PLANS

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

### SITE AND LAND DEVELOPMENT PLANS

#### 1. Plasterer Equipment – Lowther Road – Building Expansion

Mr. Waller presented the plan to the Planning Commission. Mr. Waller reviewed the revised plans from the February 23, 2016, revised plan.

Zoning Ordinance:

1. The plans should show by note with an itemized list, the existing non-

conformities associated with the site (front yard setback – Lowther Road)  
SLDO 300.77

Subdivision Ordinance:

1. Ordinance requires that the Original Property Description Plan be depicted at a Scale of 1" = 400". SLDO 260.14.A(1) A modification has been requested.
2. The surveyor/engineer signature and seal are required to be on the plan. 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. There are no existing easements associated with the stormwater piping that traverses the entire site. SLDO 260.14.A(17) and SLDO 260.15.A(5)
5. Are there any deed restrictions or covenants? If there are none, a note should be added indicating this. SLDO 260.14.A(27)
6. A copy of York County Conservation District E & S Approval is required. SLDO 260.14.B(1)
7. SWM compliance and plan approval will be required. SLDO 260.15.B(4) A Modification has been requested.
8. Ordinances require that all land developments that abut a township road that are not to township standards for cartway width are required to bring that portion of the properties frontage up to township standards. A local road is required to be a 30 foot cartway. SLDO 260.22.A(7)
9. Compliance with township recreation requirement is not depicted or shown on the plans. A note should be added indicating compliance with these regulations. SLDO 260.33.B(3) The Applicant indicated they will pay in lieu of.

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. Original Property Description. SLDO 260.14.A(1)
2. Stormwater Management Design/Plan. SLDO 260.15.B(4)
3. Cartway Improvements Lowther Road. SLDO 260.22.A(7)

There is a stormwater pipe under Lowther Road that terminates at an inlet in the driveway into the property. Township Engineer indicated that at sometime in the 70's And 80's, additional piping was added to the piping. The pipe goes east across the

property and goes off of the property at the I-83 right-of-way.

Drew Bitner indicated that the 48" CMP has deteriorated and the bottom of the pipe has collapsed. Water still flows through pipe. The pipe will have to be replaced. The pipe will be replaced by two plastic 36' pipes laying side by side.

#### Stormwater Management Plan

1. 260-35.B(10) – Add a statement, signed by the applicant, acknowledging that any revision to the approved D/SW Plan must be approved by the Township.
2. 260-35.B(7) – Add a note to the plans identifying designated water uses and Water quality criteria, as identified in Chapter 93 of Title 24 of the Pennsylvania Code.
3. 260-35.B(8) – Add a note to the plan citing the operation and maintenance plan For stormwater management facilities and indicating the parties responsible for Implementing the plan.
4. All professional certification and the Carbonate Geology Note should be signed And sealed by the professional prior to final plan approval.

#### Miscellaneous Comments

5. The Stormwater management notes on the cover reference Conewago Twp. Please make sure that all notes on the plan are in reference to Fairview Twp and that all of the Operation and Maintenance notes are in line with what the Ordinance requires.
6. On the grading and utility sheet if is unclear where the proposed grading ends as the 460 and 461 contours southeast of the sewer line do not appear to tie into existing contours.
7. Please provide calculations showing that the 8" PVC roof drain will safely convey the 25 year storm event volume.
8. On the ESC Plan include the filter sock and Inlet protection within beyond the limits of disturbance as maintenance may be required. Also, in the inlet at the entrance with Top of Gate Elevation at 462.18' appears to collect runoff from the proposed disturbance, the appropriate controls should be added.
9. On the ESC detail plan indicate the depth of stone required for the Pipe End Rip Rap Treatment Detail. Also provide a calculation showing that R-3 stone is sized to handle the 25 year volume.
10. Add the inlet protection maintenance within the Temporary Control Measure Notes.

Drew Bitner advised the Planning Commission that sometime between 1970 and 1980, the 48" CMP was installed across the southern portion of the building to the edge of the Interstate 83 right-of-way. It appears that 48" CMP is not in a dedicated easement.

## Modification Requests

Mrs. Anderson made a motion, second by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors for the SLDO 260.14.A(1), the Original Property Description requirement. Vote on the motion. All yes. The motion carried.

Mr. Thompson made a motion, second by Mr. Mehaffey, to recommend approval of the modification request, for the existing building only, to the Board of Supervisors for . SLDO 260.15.B(4), the Stormwater Management requirement. Vote on the motion, Mr. Thompson, Yes; Mr. Mehaffey, Yes; Mr. Powers, Yes, Mr. Williams, No; Mrs. Anderson, No. The motion carried.

Mrs. Anderson made a motion, second by Mr. Thompson, to recommend approval of the modification request to the Board of Supervisors for the SLDO 260.22.A(7), the Cartway Improvements for Lowther Road. Vote on the motion. All Yes. The motion carried.

Motion on the plan:

Mr. Thompson made a motion, second by Mrs. Anderson, to table the plan until the issues with the stormwater pipe and the Township are resolved . Vote on the motion. All yes. The motion carried.

## OLD BUSINESS

### 1. Noland and Cheryl White – 4 Lots – School House Lane and Ridge Road

Motion on the Plan

Mr. Thompson made a motion, second by Mrs. Anderson , to untable the plan. Vote on the motion. All yes. The motion carried.

Zoning Ordinance:

All comments have been addressed.

Subdivision Ordinances:

1. The scale of the Original Property Description plan is not at 1" = 400'. Applicant Is requesting a modification from 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. Septic system is not shown for Lots No. 3 on the plan. SLDO 260.14.A(15)
5. All lots are required to show a replacement septic system site. Percs and probes Should be shown on the plans where this secondary site will be for each lot. SLDO 260.14.A(7) A modification is being requested for lots No. 1, 2, & 4.

6. Ordinances require that the widening of School House Lane and Ridge Road to take place along the frontage of all the proposed lots contained in this subdivision. SLDO 260.22.A(7) and 260.22.B(2) A modification is being requested from these requirements.
7. Curbing is required along the entire frontage of School House Land and Ridge Road. SLDO 260.24A
8. Plans will need to show compliance with Township recreation requirements  
Noted in SLDO 260.33

#### 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. Original Property Descriptions Scale – SLDO 260.14.A(1). Approved by the Board of Supervisors on January 25, 2016.
2. NEW –Replacement septic Testing Lots No. 1, 2 & 4. SLDO 260.14.A.(23)
3. Placement of curbing along roadways. – SLDO 260.24.B. Approved by the Board of Supervisors on January 25, 2016.
4. NEW - Additional Right-of-Way along School House Land and Ridge Road. SLDO 260.22.A(7)
5. Cartway widening along School House Lane and Ridge Road. SLDO 260.22.B(2). Approved by the Board of Supervisors on January 25, 2016.

#### Action On Modification Requests

1. Mr. Thompson made a motion, second by Mrs. Anderson, to recommend approval of the modification to the Board of Supervisors for SLDO 260.14.A(25) for Replacement Septic Testing for Lots 1, 2, and 4. Vote on the motion. All yes. The motion carried.
2. Mrs. Anderson made a motion, second by Mr. Williams, to recommend denial of the modification request to the Board of Supervisors for SLDO 260.22.A(7) for the additional right-of-way along School House Lane and Ridge Road. Vote on the motion. All yes. The motion carried

#### Motion On The Plan

Mr. Thompson made a motion, second by Mrs. Anderson, to table the plan until Lot No. 3 and Septic situation is resolved. Vote on the motion. All yes. The motion carried.

### **NEW BUSINESS**

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

### **ZONING HEARING BOARD**

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

### **ADJOURNMENT**

Mr. Thompson made a motion, second by Mrs. Anderson, to adjourn the meeting at 7:51 PM. Vote on the motion. All yes. The motion carried.











