

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 5, 2016

AGENDA

CALL TO ORDER

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

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.E.
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 March 1, 2016, Planning Commission meeting. Vote on the motion. All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Powers advised that a Zoning Map change for the Joseph and Sally Eutzy property located at 575 Old York Road has been requested.

The APPLICATION FOR PROPOSED ZONING ORDINANCE TEXT AMENDMENT OR A CHANGE TO THE OFFICAL ZONING MAP has been submitted by Ridge Development, 3340 Peachtree Road, Atlanta, GA 30326.

Mr. Waller has given a memorandum to the members of the Planning Commission relating to the application. The York County Planning Commission has received a copy of the application and will respond with their recommendations. The application for the proposed change to the Official Zoning Map will be addressed at the May 3, 2016 Planning Commission meeting. After the May Planning Commission, the Board of Supervisors will be advised and public hearing will be scheduled.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Amended Final Subdivision plan for Olde Orchard Hill, PH III and IV
Lots 100 through 111 and 130 through 135

Mr. Williams abstained from all discussions, comments and voting on this subdivision because Mr. Williams is employed by Alpha Consulting Engineers.

Mr. Waller stated that the subdivision is a typical subdivision with six and four unit buildings. The developer is finding out the buyers prefer the four unit building over the six unit building.

Mr. Waller reviewed the revised plans dated March 23, 2016 for compliance to the requirements of the Fairview Township ordinances and offer the following comments;

Zoning Ordinance

All comments have been addressed.

Subdivision Ordinance

1. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.a(13)

General Comments

1. It also may be a good time to add the required sewer lateral easements that Needed due to the over-the-line sewer laterals on lots 146, 145, and 142? Or was this addressed by easement already/ If so, that information should be re reflected and the plan.
2. H.O.A. documents may have to be revisited to include the new adjusted Stormwater easement as well as assigned responsibility for maintenance Thereof. Applicant acknowledged this comment.
3. The plan will have to comply with Resolution 2008-13, relating to any violation on the property or unpaid fees.

Motion the Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisors contingent on the Mr. Waller's comments dated April 1, 2016, Subdivision comments 1 and 2, and General Comments 1, 2, and 3. Vote on the motion. Mr. Powers, Yes; Mr. Thompson, Yes; Mrs. Anderson, Yes; Mr. Mehaffey, Yes; Mr. Williams, Abstained. The motion carried.

Todd Wilson, PE, Alpha Consulting Engineers, represented the plan.

SITE AND LAND DEVELOPMENT PLANS

There being no Site and Land Development plans, Mr. Powers moved to Old Business.

OLD BUSINESS

1. Plasterer Equipment – Lowther Road – Building Expansion

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

The revised plans dated March 14, 2016, have been reviewed for compliance to Fairview Township Ordinances. Based on that review staff has compiled the following comments:

Zoning Ordinance:

All comments have been addressed.

Subdivision Ordinance:

1. Ordinance requires that the Original Property Description plan be depicted at a Scale of 1" = 400'. SLDO 260.14.A(1). BOS approved this modification on March 28, 2016.
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. A copy of York County Conservation District E & S Approval is required. SLDO 260.14.B(1).
5. SWM compliance and plan approval will be required. SLDO 260.15.B(4). The Board of Supervisors approved this modification on March 25, 2016.
6. Ordinances require that all land developments that abut a township road that are not to township stands 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). Board of Supervisors approved this modification on March 28, 2016.
7. 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)

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, SLDO 260.14.A(1). The Board of Supervisors approved this modification on March 28, 2016.
2. Stormwater Management Design/Plan. SLDO 260.15.B(4). The Board of Supervisors approved this modification on March 28, 2016.
3. Cartway Improvements Lowther Road. SLDO 260.22.A(7), The Board of Supervisors approved this modification on March 28, 2016.

Stormwater Management Plan:

1. Previous Stormwater Comments have been addressed.

Additional Stormwater Comments:

2. The 60 inch pipe that is proposed on plan sheet 4 does not fit into the existing inlet. The inlet depth is 4.15 feet.
3. There is not sufficient cover over the proposed pipe. Suggestion is to use two pipes wit equivalent flow in place of the 60 inch pipe.
4. Provide Calculations for sizing the 60 inch pipe or pipes to be designed. Also Provide the calculations for the two existing pipes connecting to the proposed 60 inch pipe.
5. The Note on the plan sheet 4 states that there should be a min.6 inch of material over the pipe. 6 inches of material over a storm sewer pipe is not sufficient.

Motion on the plan:

Mrs. Anderson made a motion, seconded by Mr. Mehaffey, to recommend approval of the plan to the Board of Supervisors contingent on Mr. Waller's Subdivision Ordinance comments of April 1, 2016, comment No. 1, No. 2, No. 4 and No. 7 and General Comment No.1, and Cathy Lee's stormwater comments No. 2, No. 3, No. 4, and No. 5. Vote on the motion. All yes. The motion carried.

2. Noland & Cheryl White – 4 Lots – School House Lane and Ridge Road

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

Mr. Waller reviewed the plan dated March 15, 2016, for compliance to Fairview Township Ordinances. Based on that review, staff has complied the following Comments:

Zoning Ordinance:

All comments have been addressed.

Subdivision Ordinances:

1. The scale of the Original Property Description plan is not at 1"=400 feet. Board of Supervisors approved this modification on January 25, 2016.
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. 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(25). The Board of Supervisors approved this modification request for 1, 2 & 4 on March 28, 2016.
4. Ordinances required 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 SLDO 260.22.B(2) the Board of Supervisors approved this modification on January 25, 2016.
5. Curbing is required along the entire frontage of School House Land and Ridge Road. SLDO 260.24.B. the Board of Supervisors approved this modification on January 25, 2016.
6. Plan will need to show compliance with the 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 Description Scale – SLDO 260.14.A(1). Approved this modification by the Board of Supervisors on January 25, 2016.
2. New – Replacement septic testing Lots No 1, 2, and 4. SLDO 260.14A(25) Approved this modification by the Board of Supervisors on March 28, 2016.
3. Placement of curbing along roadways – SLDO 260.24.B. This modification was approved by the Board of Supervisors on January 25, 2016.
4. New – Additional Right-of-Way along School House Lane and Ridge Roads. The Board of Supervisors denied this modification request on March 28, 2016.

5. Cartway widening along School House Lane and Ridge Roads .
SLDO260.22.B(2). The Board of Supervisors approved this modification request on January 25, 2016.

Motion on the Plan:

Mr. Williams made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisors contingent on Mr. Waller's April 1, 2016, Subdivision Ordinance comments No. 2 and No. 6, and General Comment No. 1. 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, Mr. Powers moved to Adjournment.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:30 PM. Vote on the motion. All Yes. The motion carried.