

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 3, 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, R.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 April Planning Commission Meeting. Vote on the motion. All Yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

Mr. Waller indicated that a zoning map change request has been submitted to the Codes Office in early March 2016. The request was presented to the Board of Supervisors on March 28, 2016. The Board took action to send the request to the Planning Commission and York County Planning Commission for recommendations. A Public Hearing will be scheduled by the Board of Supervisors once these recommendations have been received.

Mr. Waller noted the submitted Zoning Map Change was from: Ridge Development, 3340 Peachtree Road, Atlanta, Georgia 30326. The applications is requesting to change the current zoning of the property from Commercial Business to Industrial Business.

The application was represented by Steve Kros, EVP of Ridge Development; Joe Gurney and John Luciani of First Capital Engineering. A presentation was made to the Planning Commission based on the application.

Specifics regarding the lot:

- It is located at 575 Old York Road, Etters PA 17319.
- The lot is owned by Joseph and Sally Eutzy.

- It is 22.075 acres in size.
- The property currently has a vacant home and accessory structure located on it and has been used as a residential property.
- The current zoning of the property is Commercial Business.
- It is bordered by Interstate 83 to the rear (west) and Old York Road to the front (east).
- The property is encumbered by streams, wetlands, floodplains, a sanitary sewer easement and an electric easement.

The applicants noted to the Planning Commission the following supporting their request:

- The proposal would be a natural expansion of the Industrial Business Zoning District which is on the opposite side (west) of Interstate 83.
- Positive impacts to the community such as jobs and increased tax revenue.
- The surrounding uses or structures are similar to industrial buildings or uses.
- Public utilities could be extended to the site with extensive impacts.
- The property is encumbered by numerous environmental and utility easement restrictions and that because of this it would be more difficult to develop the site as a commercial use.
- Preliminary discussions had taken place with PA DEP and the applicants felt comfortable that the appropriate permits could be attained to develop the site.
- The site offers good visibility from the interstate.
- The site would be setback from Old York Road to the extent that it would have a low impact to the surrounding properties.
- The site offers easy access to the interstate system which is a positive for Industrial uses and is a positive item for potential clients.
- Fairview Township has a very limited amount of existing industrial areas that are available for new business and that this proposal would expand those industrial opportunities.
- The Zoning ordinance allows for some of the commercial businesses to also be located within the industrial district.
- The development of the site would require the site to meet the Township's Traffic Impact Fee ordinance requirements.

Township Staff (Codes Director and Engineer) provided comments to the Planning Commission, they have been attached to these minutes.

The Planning Commission members expressed the following comments regarding the proposal:

- During the recent updates to the comprehensive plan and zoning ordinance, the Township indicated that commercial zoning districts were needed.
- Acknowledged there are numerous environmental and easement constraints on property. Questioned whether project would be feasible with all existing constraints.
- Questioned where stormwater facilities would be and how they would take place in light of the streams, floodplains and wetlands on site.

- Concerns that if the zoning district is changed to Industrial Business that it would allow any of the permitted Industrial Business uses to locate on this property and questioned if those uses would be compatible to the existing uses surrounding the property.
- Would the size of the proposed structure be compatible with the surrounding structures?
- Is this an expansion of the Industrial Business district with Interstate 83 being between this property and the existing IB district?
- Noted that the existing IB zoning is not located directly off a major roadway but accessed by an internal street system off of a major roadway.
- The site will have traffic impacts at both Interstate ramps (Fishing Creek and Wyndamere Road). There have been discussions regarding the limited ability to make improvements to the Fishing Creek Road intersection due to limited right-of-way.
- The existing Commercial Business district allows for many of the outlined uses by the applicant with the exception of distribution/warehousing.
- The elevation of the proposed building will be significantly above Old York Road. This will increase its visibility to all who utilize Old York Road.
- Questions about the specific types of jobs that could be offered.

Action on the zoning change request:

Mr. Thompson made a motion, seconded by Mr. Williams, to recommend approval of the zoning change at 575 Old York Road, from Commercial Business to Industrial Business. Vote on the motion, Mr. Thompson, Yes; Mr. Powers, Yes; Mr. Williams, Yes. Mrs. Anderson, No; Mr. Mehaffey, No. The motion carried with a 3-2 vote.

SKETCH PLANS

There being no SKETCH PLAN, Mr. Powers moved to Subdivisions Plans.

SITE AND LAND DEVELOPMENT PLAN

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 Zoning Hearing Board.

ZONING HEARING BOARD

Docket 2016-01: David M., Elizabeth F., and Mark R. Weigle, 120 E. Lauer Lane, Camp Hill, Pa 17011. The Applicants are the owners of the lot on Ridge Road, ax Parcel No. 27-000-QF-0105-E-0-000000, in Fairview Township. The applicants are requesting a variance to the front yard setback requirement under Fairview Township Ordinance, 300-16 Table 47-3 Area and Design Requirements, Rural Living Zoning District. The setback under the Ordinance is 100 feet along an existing local street. The Applicants are

requesting a 60 foot variance to have a 40 foot setback for construction of a single family home.

ADJOURNMENT

Mr. Thompson made a motion, seconded by Mrs. Anderson, to adjourn the meeting at 8:18 PM. Vote on the motion. All Yes. The motion carried.