

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 5, 2016

## AGENDA

### CALL TO ORDER

Mr. Thompson called the meeting to order at 7:05 PM.

### ROLL CALL

#### Present

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

#### Absent

Chairman	Michael Powers
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### APPROVAL OF THE MINUTES

Mrs. Anderson made a motion, seconded by Mr. Mehaffey, to table the action on the minutes from the May meeting until the members had a chance to review them. Vote on the motion. All Yes. The motion carried.

### DISCUSSION AND CORRESPONDENCE

Mr. Waller indicated that a request had been received for a compliance letter associated with a proposed project at the 83 acre tract located at the intersection I-83, Lewisberry Road and the PA Turnpike. Mr. Waller briefly described the conceptual drawing for the project which included retail, multi-family dwellings and hotels along with proposed improvements to the I-83 southbound ramp and to Lewisberry Road. Mr. Waller expressed to the Planning Commission concerns with the proposed draft letters language due to the fact that the Township has received nothing more than a conceptual plan. The Planning Commission agreed that the Township Solicitor should be consulted to draft a letter containing language that would be more appropriate to the conceptual plans status.

### SKETCH PLANS

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

### SUBDIVISION PLANS

1. Final Subdivision - 926 & 906 Silver Lake Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

**Zoning Ordinance:**

No Comments

**Subdivision Ordinance:**

1. Ordinance requires that the Original Property Description plan be depicted at a scale of 1" = 400'. SLDO 260.14.A(1) *Applicant is requesting a modification of these requirements.*
2. The plan is shown at a scale of 1" = 150'. Maximum scale permitted by ordinance is 1" = 100'. SLDO 260.14.A(4) *Applicant is requesting a modification of these requirements.*
3. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
4. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
5. The plans do not depict contours lines at two foot intervals. SLDO 260.14.A(18) *Applicant is requesting a modification of these requirements*
6. The plans do not depict a replacement septic site for lot #1. SLDO 260.14.A(25) *Applicant is requesting a modification of these requirements.*
7. The site has a 100 floodplain associated with it. Ordinance requires the location and elevation of the flood benchmark; the actual 100 year flood elevation; and two to five foot contours to accurately depict the flood elevations as it relates to the property SLDO 260.14.B(4)
8. A wetlands analysis has not be shown or submitted for the plan. SLDO 260.14.B(7) *Applicant is requesting a modification of these requirements*
9. Ordinances require that all subdivision 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. A collector road is required to have a cartway based on PennDOT design criteria for Local roads and Streets. SLDO 260.22.A(7). *Applicant is requesting a modification of these requirements.*

**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. Two foot contour lines SLDO 260.14.A(18)
3. Septic replacement site for Lot #1. SLDO 260.14.A(25)
4. Wetland Analysis SLDO 260.14.B(7)
5. Cartway widening requirements. SLDO 260.22.A(7)
6. Maximum drawing/plan scale at 1" = 100'. SLDO 260.14.A(4)

### Action on Modifications

Mr. Waller noted that the applicant did not need a modification of the requirements for the Original Property Description.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the two foot contours – SLDO 260.14.A(18).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend denial of the modification request to the Board of Supervisors, for the replacement septic areas for Lots 1 and 2B1 AND approval of primary and replacement septic areas for Lot 2B– SLDO 260.14.A(25).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Mehaffey, to recommend approval of the modification request to the Board of Supervisors, for submittal of a wetlands analysis – SLDO 260.14.B(7).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for cartway widening requirements to Silver Lake Road with a note being added that indicates any future development of Lot 2B may require roadway improvements along the entire frontage of the property along Silver Lake Road based on the Township Engineers review– SLDO 260.22.A(7).

Vote on the motion. All yes. The motion carried.

### 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 Subdivision comments 2 thru 7 and General Comment 1 and the modifications as noted. Vote on the Motion, all yes.

The motion carried

2. Final Subdivision - 100 Spangler's Mill Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

**Zoning Ordinance:**

No Comments

**Subdivision Ordinance:**

1. Ordinance requires that the Original Property Description plan be depicted at a scale of 1" = 400'. SLDO 260.14.A(1) *Applicant is requesting a modification of these requirements.*
2. The plan is shown at a scale of 1" = 150'. Maximum scale permitted by ordinance is 1" = 100'. SLDO 260.14.A(4) *Applicant is requesting a modification of these requirements.*
3. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
4. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
5. The plans do not depict contours lines at two foot intervals. SLDO 260.14.A(18) *Applicant is requesting a modification of these requirements*
6. The plans do not depict a replacement septic site for lot #1. SLDO 260.14.A(25) *Applicant is requesting a modification of these requirements.*
7. The site has a 100 floodplain associated with it. Ordinance requires the location and elevation of the flood benchmark; the actual 100 year flood elevation; and two to five foot contours to accurately depict the flood elevations as it relates to the property SLDO 260.14.B(4)
8. A wetlands analysis has not be shown or submitted for the plan. SLDO 260.14.B(7) *Applicant is requesting a modification of these requirements*
9. Ordinances require that all subdivision 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. A collector road is required to have a cartway based on PennDOT design criteria for Local roads and Streets. SLDO 260.22.A(7). *Applicant is requesting a modification of these requirements.*

**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. Two foot contour lines SLDO 260.14.A(18)
3. Septic replacement site for Lot #1. SLDO 260.14.A(25)
4. Wetland Analysis SLDO 260.14.B(7)
5. Cartway widening requirements. SLDO 260.22.A(7)
6. Maximum drawing/plan scale at 1" = 100'. SLDO 260.14.A(4)

### Action on Modifications

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the original property description – SLDO 260.14.A(1).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the two foot contours with a condition that the area around the Floodplain be depicted on the plans as accurate– SLDO 260.14.A(18).

Vote on the motion. All yes. The motion carried.

Mr. Williams made a motion, seconded by Mrs. Anderson, to recommend denial of the modification request to the Board of Supervisors, for the replacement septic areas for Lots 1 SLDO 260.14.A(25).

Vote on the motion. Mr. Williams – yes; Mrs. Anderson – yes; Mr. Thompson – no; Mr. Mehaffey - no. There was no motion on the modification due to a tie vote.

Mrs. Anderson made a motion, seconded by Mr. Mehaffey, to recommend approval of the modification request to the Board of Supervisors, for submittal of a wetlands analysis – SLDO 260.14.B(7).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for cartway widening requirements to Spangler's Mill Road with a note being added that indicates a no left turn sign be added to the southernmost driveway entrance– SLDO 260.22.A(7).

Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the maximum drawing/plan scale of 1" = 100' – SLDO 260.14.A(4).

Vote on the motion. All yes. The motion carried.

Motion on the Plan

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision comments 1 thru 9 and General Comment 1 and the modifications as noted. Vote on the Motion, all yes.

**SITE AND LAND DEVELOPMENT PLAN**

There being no SITE and LAND DEVELOPMENT PLANS, Mr. Thompson moved to OLD BUSINESS.

**OLD BUSINESS**

There being no OLD BUSINESS, Mr. Thompson moved to Zoning Hearing Board.

**ZONING HEARING BOARD**

There were no cases.

**ADJOURNMENT**

Mrs. Anderson made a motion, seconded by Mr. Williams, to adjourn the meeting at 7:57 PM. Vote on the motion. All Yes. The motion carried.