

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 2, 2016

AGENDA

CALL TO ORDER

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

ROLL CALL

Present

Vice- Chairman

Michael Thompson

Member

Adam Williams, R.L.S.

Member

Michael Mehaffey, P.E.

Township Engineer

Drew Bitner, P.E.

Absent

Chairman

Michael Powers

Member

Anne Anderson, P.E.

Codes Director

Stephen M. Waller

APPROVAL OF THE MINUTES

Mr. Mehaffey made a motion, seconded by Mr. Williams, to approve the draft minutes for the May 3, 2016 and July 5, 2016 meetings. Vote on the motion. All Yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

There was no discussion or correspondence.

SKETCH PLANS

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

SUBDIVISION PLANS

1. Final Subdivision – 635 & 645 Gap Road – 2 Lots

Mr. Bitner presented the plan to the Planning Commission. The Planning Commission referred to and discussed the following Township Staff 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)
3. A wetlands analysis has not be shown or submitted for the plan. SLDO 260.14.B(7) *Applicant has requested a modification of these requirements.*

General Comments:

1. A portion of the existing driveway is depicted as being partially on the adjacent property of Deer Run Associates. The driveway would need to be relocated onto the subject properties OR a new easement would need to be created s as to not create an issue in the future. *Applicant has indicated that an easement is being drafted with Deer Run Associated to resolve the driveway conflict.*
2. 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. SLDO 260.14.B(7) - Wetland Analysis
2. SLDO 260.14.A(16) – Depicting Steep Slopes

Action on Modifications

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the submittal of a Wetlands Analysis – SLDO 260.14.B(7).

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

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the plotting of Steep Slopes being shown on the plan– SLDO 260.14.A(16).

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

Motion on the Plan

Mr. Williams made a motion, seconded by Mr. Mehaffey, to table the plan until further clarification can be provided on the dedication of the existing right-of-way and cartway on Gap Road after consultation with the Township Solicitor.

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

2. Final Subdivision – Lot Add-on plan – Wetsel/Quigley - Siddonsburg and Marie Road – 2 Lots

Mr. Bitner presented the plan to the Planning Commission. The Planning Commission referred to and discussed the following Township Staff 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)) *Applicant has requested a modification of these requirements.*
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. Existing driveway sight distance is not depicted on the plans. SLDO 260.14.A(19) *Applicant has requested a modification of these requirements.*
4. Due to the 100 Year Floodplain being located on a portion of the site, the actual flood plain elevation should be depicted on the plans. SLDO 260.14.B(4) *Applicant has requested 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. SLDO 260.14.A(1) - Original Property Description Scale.
2. SLDO 260.14.A(19) – Existing Driveway Sight Distances.
3. SLDO 260.14.B(4) – Flood Plain Elevation Mapping.

Action on Modifications

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

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

There was no action by the Planning Commission on the requested modification for indication of driveway sight distances. SLDO 260.14.A(19)

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the Floodplain Elevation Mapping. SLDO 260.14.B(4).

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

Motion on the Plan

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend approval of the plan to the Board of Supervisors. Vote on the Motion, all yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

1. Fed- Ex Ground – Final Land Development Plan – 510 Industrial Drive

Mr. Bitner presented the plan to the Planning Commission.

The Planning Commission discussed the extent of the proposed improvements on the plan with the applicant's representative.

Mr. Williams made a motion, seconded by Mr. Mehaffey, to recommend approval of the modification request to the Board of Supervisors, for the Subdivision and Land Development plan submittal. SLDO 22-305.

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

Motion on the Plan

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend approval of the plan to the Board of Supervisors. Vote on the Motion, all yes. The motion carried.

2. Final - Land Development Plan – Postpuack – Ross and Mirimar Streets

Mr. Bitner presented the plan to the Planning Commission and the following Township Staff comments:

Zoning Ordinance:

1. This plan was subject to a ZHB decision on January 15, 2009, Docket 2008-29, in which relief was granted to the applicant for rear yard setbacks. This relief was granted in part due to the parking and floodplain regulations in effect the time. Act 45 – Permit Extension Act will have direct implications on this submittal in that the approval of the ZHB is covered and the time has been “tolled” till July 2, 2016. The expiration of the decision on this particular docket will be July 2, 2017.

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 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. DEP Planning Module Exemption approval will be required for the proposed development. SLDO 260.14.B(2)
5. A letter of service for the proposed public water will be required for the public utility. SLDO 260.14.B(6)
6. A letter of capacity for the proposed sewage will be required from the public utility providing the service. SLDO 260.14.B(10)
7. There is no area depicted on the drawings for propose recreation, therefore, a fee in lieu of recreation will be required. The fee is \$5000 and is assessed on the number of homes being proposed. SLDO 260.33.B(2) *Applicant acknowledges this comment and will comply.*

General Comments:

1. Pursuant to Fairview Townships Act 209 Traffic Impact Fee ordinance, all fee will be imposed for each new PM vehicular trip associated with the development at a rate of \$1,583.00/new trip. A letter should be provided assessing new traffic volumes, so that it can be reviewed by the Traffic Consultant. ACT 209 Traffic Impact Fee Ordinance *Applicant acknowledges this comment and has indicated that supporting documentation will be provided showing there is no net increase in traffic proposed with the new project based on the old use.*
2. 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)
2. Roadway widening (Ross Avenue). SLDO 260.22.A(7)

The applicant's representative, Chris Hoover, also described to the Planning Commission that this plan is subject to PA Act 46 – Permit Extension Act regulations. Due to this act, the plan has been prepared to the old ordinances that were in affect at the time the ZHB decision was granted for the use and number of homes on the lot. This ZHB decision took place in January 2009.

Motion on the Plan

Mr. Mehaffey made a motion, seconded by Mr. Williams, to recommend tabling of the plan until staff and stormwater engineer comments have been addressed . Vote on the Motion, all yes. The motion carried.

OLD BUSINESS

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

ZONING HEARING BOARD

There were no cases.

ADJOURNMENT

Mr. Williams made a motion, seconded by Mr. Mehaffey, to adjourn the meeting. Vote on the motion. All Yes. The motion carried.