

FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 6, 2016

AGENDA

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF THE MINUTES

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

DISCUSSION AND CORRESPONDENCE

There being no Discussion and Correspondence, Mr. Power moved to Sketch Plans.

SKETCH PLANS

1. Gordon Plan – 2 Lots – Willis and Valley Roads

Mr. Waller advised the Planning Commission that Michael and Beverly Gordon intend to purchase the un-approved Preliminary Final Subdivision of Willis Road Estates. The proposed subdivision will consist of Lot No.,1 being 42.832 acres and Lot No. 2 will be 10 acres. The plan was being presented this evening to get some general clarification from the Planning Commission on several possible modification request that will be associated with the plan.

Robert Sandmeyer, Jr., PLA, ASLA of Site Design Concepts represented the plan. Mr. Sandmeyer indicated that they were before the Planning Commission to see if they would be able to receive variances for the 1000 foot connection requirement and variances for public improvements for curb and sidewalks along Willis and Valley Roads. Mr. Sandmeyer noted that SLDO 260-30.A(1) requires the connection to a public sewer system if the project site is within 1000 feet of the public sewer. Lot No.

1's proposed house location would be approximately 1150 feet to the public sewer. Lot No. 2's proposed house would be approximately 1350 feet from the public sewer and would also need to cross under a stream. Both houses are depicted on the plan approximately where they will be located on the respective lots.

Mr. Waller stated that the 1000' distance is measured to the closest point of the proposed subdivision plan not to the closest point of the proposed homes. He also noted that the sewer connection would require a PA DEP Planning Module approval.

Mr. Thompson commented that most municipal governments have a 150 foot must connect rule to a public sewer that is measured from the existing principal structure.

Mr Mehaffey indicated that a 150 foot connection to the sewer is acceptable, but he has concerns related to the future operation and maintenance of a proposed 1,200 foot connection lateral.

Mr. Sandmeyer acknowledged that double testing will be required for both of the building lots. There will be a submittal for PA DEP Planning Module approval required for proposed onsite septic systems.

Mr. Waller stated Planning Commission could give direction now, but could not grant any modifications until an official subdivision plan has been submitted.

The Planning Commission a favorable outlook on the proposed relief to not connect to public sewer and have an on-lot system proposals for each lot as well as not requiring sidewalks and curbing along Willis and Valley Roads.

SUBDIVISION PLANS

There being no SUBDIVISION PLAN, Mr. Powers moved to LAND DEVELOPMENT.

LAND DEVELOPMENT PLANS

1. 674 Gaumer Road – 1 Lot

Mr. Waller advised the Planning Commission that plan has no representation.

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

OLD BUSINESS

1. Final Subdivision 635-645 Gap Road

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

Mr. Waller advised that the subdivision was a land swap of approximately half acre between two properties. The remaining staff comments on the plan are as follows:

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.
3. A wetlands analysis has not been shown or submitted for the plan. SLDO 260.14.B(7) The 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 as to not create an issue in the future. The applicant has indicated that an easement is being drafted with Deer Run Association 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.

Mrs. Anderson made a motion, seconded by Mr. Mehaffey to approve the plan contingent on the noted Subdivision comments 1-3 and the General comments 1 & 2.

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 the motion to adjourn the meeting, seconded by Mrs. Anderson. Vote on the motion. All Yes. The motion carried at 7:28 PM