

FAIRVIEW TOWNSHIP PLANNING COMMISSION

October 4, 2016

AGENDA

CALL TO ORDER

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

ROLL CALL

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|-------------------|---------------------------|
| 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 table action on the minutes of the September 6, 2016, Planning Commission based on staff comments that there were corrections that needed to be made. 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

There were no Sketch Plans.

SUBDIVISION PLANS

1. Final Subdivision – 192 Evergreen Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission members and read the following remaining staff comments into the record:

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 is requesting a modification of this requirement.
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. The proposed subdivision is located within 1000' of an area that has curbing which would require curbs to be installed along the road frontage of this lot. SLDO 260.14.A(26) & 260.24.B(1). Applicant is requesting a modification of this requirement.
5. Ordinances require that all subdivisions that abut a township 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 local road is required to be a 30 foot cartway. SLDO 260.22.A(7). Applicant is requesting a modification of this requirement.
6. The proposed subdivision is located within 1000' of an area that has sidewalks which would require sidewalks to be installed along the road frontage of this lot. SLDO 260..25.A Applicant is requesting a modification of this requirement.

General Comments:

1. Fairview Township Municipal Authority is no longer owner of the Public Sewer system. PA American Water should be consulted regarding the proposed sewer easement and connection to the public sewer system. Written confirmation of capacity will also be required.
2. Pursuant to Fairview Townships Act 209 Traffic Impact Fee ordinance, a 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. Ord 2015-4 ACT 209 Traffic Impact Fee Ordinance
3. 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. Roadway/Cartway widening – SLDO 260.22.A(7)
3. Curbing - SLDO – 260.14.A(26) & 260.25

4. *Sidewalks – SLDO – 260.25.A*

Modification Request action:

Mr. Thompson made a motion to recommend favorable action on the Original Property Description modification from SLDO 260.14.A(1), Mrs. Anderson seconded the motion. Vote on the Motion, All yes. The motion carried.

Mrs. Anderson made a motion to recommend favorable action on the Roadway/Cartway widening for Evergreen and Gaumer Roads modification from SLDO 260.22.A(7), Mr. Thompson seconded the motion. Vote on the Motion, All yes. The motion carried.

Mr. Thompson made a motion to recommend favorable action on the Curbing modification from SLDO 260.14.A(26) & 260.25, Mrs. Anderson seconded the motion. Vote on the Motion, All yes. The motion carried.

Mr. Anderson made a motion to recommend favorable action on the Sidewalk modification from SLDO 260.25.A, Mr. Thompson seconded the motion. Vote on the Motion, All yes. The motion carried.

Subdivision Plan Action:

Mr. Thompson made a motion to recommend favorable action on the subdivision plan, Mrs. Anderson seconded the motion contingent on compliance with Staff subdivision comments 1- 6 and general comments 1-3. Vote on the Motion, All yes. The motion carried.

2. Final Westhaffer Subdivision Plan – Heck Hill Road – 3 lots

Mr. Waller noted to the Planning Commission that the plan was reviewed at the PC workshop meeting and that no revised plans were resubmitted based on that meeting. He also advised the Planning Commission that the plan was not represented by anyone at the meeting this evening.

Subdivision Plan Action:

Mrs. Anderson made a motion to table action on the Westhaffer subdivision Plan, Mr. Thompson seconded the motion. Vote on the Motion, All yes. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

1. 674 Gaumer Road – 1 Lot

Mr. Waller advised the Planning Commission that plan has no representation and that the plan can remain tabled.

NEW BUSINESS

There being no New Business, Mr. Powers moved to Zoning Hearing Board.

ZONING HEARING BOARD

Docket 2016-03: The Applicant is Reedlee Leasing, Inc., 674 Gaumer Road, New Cumberland, PA 17070. The premises at 674 Gaumer Road is the subject of the Application; is owned by the Applicant; and is in the CB (Commercial Business) District in Fairview Township. The Applicant wishes to construct a second building on the property to be used for commercial purposes. The Applicant is requesting variances to the following Sections of the Fairview Township Zoning Ordinance: (1) Section 300-33.A – Buffering requirements along the adjacent residentially used property; (2) Section 300-37 – Location of a proposed retaining wall within an existing drainage easement; and (3) Section 300-57.B(7)(5) – Requirements for internal landscape islands.

Docket 2016-04: The Applicants are Ronald and Debra Diller, 621 Moores Mountain Road, Mechanicsburg, PA 17050, Fairview Township. The Applicants are seeking a variance to Section 300-16.A – minimum lot width at the street right-of-way line for the lot which is Tax Parcel: 27-PE-80C-000000. The property is in the RL (Rural Living) District and is owned by the Applicants.

Docket 2016-05: James Hoffman, 700 Ayers Avenue, Lemoyne, PA 17043. The property which is the subject of the application is at 907 Cedars Road, Lewisberry, PA 17339, Fairview Township. The Applicant is requesting variances from Section 300-16.A - Minimum lot width measured at the street right-of-way line, and required minimum front yard width. The Applicant wishes to create a lot of substandard lot width and street frontage in connection with recombining six (6) existing lots into two (2) lots.

ADJOURNMENT

Mr. Anderson made the motion to adjourn the meeting, seconded by Mr. Thompson. Vote on the motion. All Yes. The motion carried at 7:17 PM