

FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 1, 2016

AGENDA

CALL TO ORDER

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

ROLL CALL

Present:

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

Absent:

Member	Adam Williams, R.L.S
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APPROVAL OF THE MINUTES

Mrs. Anderson, made a motion, seconded by Mr. Mehaffey, to approve the minutes of the September 6, 2016 and October 4, 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

There were no Sketch Plans.

SUBDIVISION PLANS

1. Final Subdivision – Oleski - 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 Zoning 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 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. A confirmation letter that the site can be serviced by public water by PAWC is required. SLDO 260.14.A(24) & 260.14.B(6)
5. Proof of DEP Planning Module approval will be required. SLDO 260.14.B(2)
6. A confirmation letter that the site can be serviced by public sewer by PAWC is required. SLDO 260.14.B(10)
7. A note should be added to the plan as per ordinance noting that the township engineer will confirm sight distance on the driveway prior to issuance of a building permit. SLDO 260.15.B(3)

General Comments:

1. 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
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:

Original Property Description – SLDO 260.14.A(1)

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.

Subdivision Plan Action:

Mrs. Anderson made a motion to recommend favorable action on the subdivision plan, Mr. Mehaffey seconded the motion contingent on compliance with Staff subdivision comments 1- 7 and general comments 1 &2. Vote on the Motion, All yes. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

Mr. Waller advised the Planning Commission that no plans had been resubmitted for consideration at this meeting.

NEW BUSINESS

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

ZONING HEARING BOARD

Docket No. 2016-06: Emily Chajai, 460 Lewisberry Road, New Cumberland, PA 17070. The Applicant is requesting a Special Exception to the Fairview Township Zoning Ordinance, Section 300-20, Table 5-2, and Section 300-76.G, to conduct a Family Day Care at her residence. The property is owned by Mohamed Chajai and is located in the Single Family Residential Zoning District.

Docket No. 2016-07: Martin Gross Family Limited Partnership, 542 Industrial Drive, Lewisberry, PA 17339. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 300-67.A, General Provisions for all Signs, Limits on Sign Area. The applicant is requesting relief to add signage to a side of the existing commercial structure that does not have frontage on a public roadway. The property is owned by the Applicant and is located in the Commercial Business Zoning District at 2 Laurel Road, New Cumberland, PA 17070.

Docket No. 2016-08: Scott and Kathy Webb, 43620 Lees Mill Square, Leesburg, VA 20176. The Applicants are requesting variances to the Fairview Township Zoning Ordinance, Sections 300-77 and 300-80 to remove and rebuild, on the same footprint, a nonconforming structure on a nonconforming lot. The property is owned by the Applicants and is located at 801 West Street, Lewisberry, PA 17339 in the Single Family Residential Zoning District.

ADJOURNMENT

Mr. Thompson made the motion to adjourn the meeting, seconded by Mrs. Anderson. Vote on the motion. All Yes. The motion carried at 7:12 PM