

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 03, 2017

## AGENDA

### CALL TO ORDER

Mr. Powers call the meeting to order at 7:16 PM

### ROLL CALL

Present:

Chairman	Michael A. Powers
Vice-Chairman	Michael E. Thompson
Member	Adam Williams, P.L.S
Member	Michael J. Mehaffey, P.E.
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump
Township Engineer	Drew Bitner, P.E.

Absent:

Member	Anne K. Anderson, P.E
--------	-----------------------

### APPROVAL OF THE MINUTES

Mr. Thompson made a motion, seconded by Mr. Mehaffey, to approve the minutes of the December 5, 2016 meeting. Vote on the motion. All Yes. The motion carried.

### REORGANIZATION OF BOARD

Chairman Powers opened the floor for a nomination for a Chairman. Mr. Thompson made a motion, seconded by Mr. Mehaffey, to keep Michael Powers as the Chairman. Vote on the motion. All yes. The motion carried.

Chairman Powers opened the floor for a nomination for Vice-Chairman. Mr. Powers made a motion, seconded by Mr. Mehaffey, for Mike Thompson as Vice-Chairman. Vote on the motion. All yes. The motion carried.

### DISCUSSION AND CORRESPONDENCE

1. Codes Assistant Chris H. Strump – Mr. Waller formally introduced to the Planning Commission members the newest member of the Fairview Township staff and stated what her roles and functions would be with the Township.

## SKETCH PLANS

There were no Sketch Plans.

## SUBDIVISION PLANS

### 1. Wetsel-Quigley – Lot Add on Plan – Siddonsburg Rd./Marie Ave.

Mr. Waller presented the revised 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 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 site 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) – Floodplain Elevation Mapping.

Modification Request action:

Mr. Thompson made a motion to recommend favorable action on the original property description scale from SLDO 260.14.A(1), the existing driveway sight distances from SLDO 260.14.A(19), and the floodplain elevation mapping from SLDO 260.14.B(4). Mr. Mehaffey 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. Mr. Williams seconded the motion. Vote on the Motion. All yes. The motion carried.

2. Westhafer Subdivision – 3 Lots – Heck Hill

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

Zoning Ordinance:

1. Existing lot #1 is a non-conformity in that there are currently 5 houses located on it. Multiple principal uses are not permitted on lots in the RL Zoning District. This plan would create a second lot with multiple principal structures on it. This is not permitted by ordinance. ZO 300.16
2. The non-conformity note on the plans should be expanded to include the number of principal uses on lot #1 and that Lots # 1 & 3 do not have road frontage. ZO 300.41

Subdivision Ordinance:

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13).
2. There appears to be the need to expand the existing access easement so that there are no conflicts with the proposed property lines. SLDO 260.14.A(17) and SLDO 260.15.A(5)
3. A well location is to be depicted on the plans. A note references that the well is inside the building, this should be labeled on the plans. SLDO 260.14.A(24)
4. Replacement septic system locations are required by ordinance. There appear to be none indicated on the plans. SLDO 260.14.A(25).
5. Lot frontage onto a public road is required by Subdivision Ordinance. SLDO 260.28.B

General Comments:

1. Where is Lot #2?

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:

None requested.

Subdivision Plan Action:

Mr. Thompson made a motion to table the issue until this matter has been reviewed by the Zoning Hearing Board. Mr. Williams seconded the motion. 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 2016-10: Maria Vajda, 600 Buckhorn Court, Lewisberry, PA 17339. The Applicant is requesting a special exception to the Fairview Township Zoning Ordinance, Section 300-20, Table 5-2, and Section 300-76.J for a home occupation in a single family dwelling which is her residence. The property is owned by the Applicant and is in the Single Family Residential Zoning District.

Docket No. 2016-11: Fairview Township, 599 Lewisberry Road, Lewisberry, PA 17339. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 300-16, Table 4-3 "Area and Design Requirements RL Rural Living Zoning District." The Applicant is requesting to increase the maximum amount of permitted impervious lot coverage from 15% to 30% for the property at 850 Lewisberry Road to accommodate a relocation of the Township's Yard Waste and Electronics Recycling Center. The property is owned by the Applicant and is in the Rural Living Zoning District.

**ADJOURNMENT**

Mr. Thompson made the motion to adjourn the meeting, seconded by Mr. Mahaffey. Vote on the motion. All Yes. The motion carried at 7:48 PM.