

FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 07, 2017

AGENDA

CALL TO ORDER

Mr. Powers call the meeting to order at 6:59 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.
Member	Anne K. Anderson, P.E.
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump
Township Engineer	Drew Bitner, P.E.

Absent: None

APPROVAL OF THE MINUTES

Mr. Thompson made a motion, seconded by Mr. Williams, to approve the minutes of the January 3, 2016 meeting. Vote on the motion. All Yes except Ms. Anderson who abstained as she was not at the January Meeting. The motion carried.

DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Flurie – 2 Lots – 665 Old Quaker Rd.

Mr. Waller asked to have the matter tabled because there was no representative at the meeting and revised plans from comments at the Planning Commission Workshop have not received

Mr. Thompson made a motion to table the matter until the next regularly scheduled meeting. Ms. Anderson seconded the motion. Vote on the motion. All yes. The motion carried.

LAND DEVELOPMENT PLANS

1. Fairview Township Municipal Building and Parking Lot Expansion Development Plans

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. It appears that owners to the west of the township property have not been indicated on the plans. SLDO 260.14.A(7).
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(3)
4. York County Conservation and NPDES approvals will need to be provided to the township. SLDO 260.14.B(1).

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 260.35.C(3)(g) – Emergency Spillway Elevation Height.

Modification Request action:

Mr. Thompson made a motion to approve the modification of SLDO 260.35C(3)(g). Mr. Mehaffey seconded the motion. Vote on the Motion. Mr. Williams and Ms. Anderson voted Nay, all others voted Aye. The motion carried with a vote of 3 to 2.

Land Development Plan Action:

Ms. Anderson made a motion to approve the Land Development Plan subject to the February 7, 2017, letter from Cathy D. Lee, Fairview Township Engineer, and to more consideration paid to handicap access aisles. Mr. Thompson seconded the motion. Vote on the Motion. All yes. The motion carried.

OLD BUSINESS

1. (NO REVISIONS) - Land Development Plan - 674 Gaumer Road – 1 Lot
2. (NO REVISIONS) - Westhafer Suvdivision – 3 Lots – Heck Hill Rd.

NEW BUSINESS

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

ZONING HEARING BOARD

Docket 2017-01: James Lawyer and Cindy Lawyer, 550 Ridge Road, Etters PA 17319. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance §300-16 or §300-53 front yard setback requirement of 125 feet. The Applicants are requesting a fifty foot (50') front yard setback for the property at 748 Moores Mountain Road, Lewisberry, PA in the Rural Living Zoning District. The property is owned by James Lawyer, III and Cindy J. Wiesner.

ADJOURNMENT

Mr. Thompson made the motion to adjourn the meeting, seconded by Ms. Anderson. Vote on the motion. All Yes. The motion carried at 7:25 PM.