

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 04, 2017

## AGENDA

### CALL TO ORDER

Mr. Thompson call the meeting to order at 6:59 PM

### ROLL CALL

Present:

Vice-Chairman

Michael E. Thompson

Member

Michael J. Mehaffey, P.E.

Member

Anne K. Anderson, P.E.

Codes Director

Stephen M. Waller

Township Engineer

Drew Bitner, P.E.

Absent:

Chairman

Michael A. Powers

Member

Adam Williams, P.L.S

Codes Assistant

Chris H. Strump

### APPROVAL OF THE MINUTES

Ms. Anderson made a motion, seconded by Mr. Mehaffey, to approve the minutes of the February 7, 2017 meeting. Vote on the motion. All Aye. The motion carried.

### DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

### SKETCH PLANS

There were no Sketch Plans.

### SUBDIVISION PLANS

#### 1. Heisey – Siddonsburg Road 17-1004-SD

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). *Applicant has requested to have this requirement be deferred.*
3. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13). *Applicant has requested to have this requirement be deferred.*

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(24) – Water Supply.
3. SLDO 260.14.A(25) – Perc and Probe Locations.
4. SLDO 260.22.A(7) – Roadway Widening.
5. SLDO 260.22.B(2) – Roadway Widening.

Modification Request action:

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(1). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(24). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(25). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.22.A(7) and SLDO.22.B(2) contingent to the addition of a note on the plan to include "If PennDot would require widening of the rest of the subdivision, that the road in front of the requested lot and all previously subdivided lots from the original tract will be widened". Ms. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

#### Subdivision Plan Action:

Ms. Anderson made a motion to approve the plan subject to the Staff Comments Memorandum by Codes Director Stephen Waller, dated April 2, 2017, and the addition of the note "If PennDot would require widening of the rest of the subdivision, that the road in front of the requested lot and all previously subdivided lots from the original tract will be widened" to the plan. Mr. Mehaffey seconded the motion. Vote on the motion. All yes. The motion carried.

## **2. 621 Moores Mountain Road 17-1005-SD**

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).

#### 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 260.22.A(7) – Roadway Widening.

Modification Request action:

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(1). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.22.A(7). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Ms. Anderson made a motion to approve the plan subject to the Staff Comments Memorandum by Codes Director Stephen Waller, dated April 2, 2017. Mr. Mehaffey seconded the motion. Vote on the motion. All yes. The motion carried.

**LAND DEVELOPMENT PLANS**

**1. Fairview Summit – Lewisberry Rd. 17-1003-LD**

Mr. Waller asked to have the matter tabled. Ms. Anderson made a motion to table this matter until the next regularly scheduled Planning Commission Meeting. Mr. Mehaffey seconded the motion. Vote on the motion. All yes. The motion carried.

**OLD BUSINESS**

**1. Flurie – 2 Lots – 665 Old Quaker Rd. 17-1001-SD**

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

Zoning Ordinance:

1. Building setback criteria should be based off of Old Quaker Road being a COLLECTOR Road. Therefore, the front yard setback should be 125 feet. ZO 300.16-Table 4-3.
2. Lot width requirements along a COLLECTOR Road are a minimum width of 300 feet. ZO 300.16 Table 4-3.

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. Lot # 1 is not fully described on the plans. A deed plot cannot be utilized that encompasses previously removed lots. The survey should contain all common lot line dimensions for all the properties that have been deeded from the original deed plot. How was the area of Lot # 1 calculated if these lots are included? A true boundary survey needs to be conducted in order to show the exact size and dimensions of Lot # 1. SLDO 260.14.A(4). *Applicant has requested a modification of this requirement.*
3. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12).
4. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13).
5. All survey boundary markers are not depicted on the drawings. SLDO 260.14.A(21) & 260.31.C.
6. Lot # 1 is subject to the requirements of the ordinance as it relates to the dedication of right-of-way along Old Quaker Road. Please note 30' width of new dedicated ROW for Old Quaker on Lot # 1 also. SLDO 260.22.A(7) & 260.22.B(1)

General Comments:

1. Isn't there an old access easement or right-of-way that traverses the property from north to south along the eastern border? If this is an easement, the dimensions and location should be depicted on the plans.
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:

1. SLDO 260.14.A(1) – Tract Scale.
2. SLDO 260.14.A(2) – Location Map Scale.
3. SLDO 260.14.A(17) – Wetlands Report.
4. SLDO 260.14.A(4) – Total Tract Boundary.
5. SLDO 260.22.B(2) – Roadway Widening.
6. SLDO 260.22.A(7) – Roadway Widening.
7. SLDO 260.14.A(21) – Survey Monuments.

## 8. SLDO 260.31.C - Survey Monuments.

### Modification Request action:

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(1). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(2). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.14.A(17). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.22.B(2). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.22.A(7). Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.14.A(4) contingent upon the addition of a note subject to staff satisfaction regarding a full boundary survey to be completed upon future development of the lot. Ms. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO 260.14.A(21) and 260.31.C. Ms. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

### Subdivision Plan Action:

Ms. Anderson made a motion to approve the plan subject to the Staff Comments Memorandum by Codes Director Stephen Waller, dated March 20, 2017, and with the addition to the plan of notes to properly describe the existing water sources on both lots, the addition of showing the existing well on Lot 2, the addition of an easement that must be shown on Lot 2 showing it provides water for Lot 1, and a note be added that shows the distance between the existing property line and the new Lot 2. Mr. Mehaffey seconded the motion. Vote on the motion. All yes. The motion carried.

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

### **NEW BUSINESS**

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

### **ZONING HEARING BOARD**

Docket No. 2017-02: Lamar Advertising Company, 308 S. 10<sup>th</sup> St., Lemoyne, PA 17043. The Applicant is requesting (1) a special exception relating to the height of a proposed sign, and (2) with respect to the location of the sign, a variance and/or to appeal the Zoning Officer's interpretation of the Fairview Township Zoning Ordinance. The Ordinance Sections involved are §300.68.A.2(a) and (c). The proposed outdoor advertising structure is to be erected on the property at 258 Lincoln Drive, New Cumberland, PA in the Commercial Business Zoning District of Fairview Township. The Applicant is lessee of the property which is owned by Donald and Delores Spink, 709 Fishing Creek Road, New Cumberland, PA.

### **ADJOURNMENT**

Mr. Thompson made the motion to adjourn the meeting, seconded by Ms. Anderson. Vote on the motion. All Yes. The motion carried at 8:03 PM.