

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 05, 2017

AGENDA

CALL TO ORDER

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

ROLL CALL

Present:

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

Absent:

Member	Michael J. Mehaffey, P.E.
Codes Assistant	Chris H. Strump

APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Thompson, to approve the minutes of the June 6, 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

There were no new Subdivision Plans.

LAND DEVELOPMENT PLANS

1. Fed-Ex Parking Expansion – 17-1007-LD

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

Zoning Ordinance:

There were no comments regarding the Zoning Ordinance.

Subdivision Ordinance:

1. Ordinance required that the Original Property Description plan be depicted at a scale of 1"=400'. SLDO 260.14.A(1). *Applicant has request a modification of these requirements.*
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. Street lights are not on the plans along Industrial Drive. SLDO 260.14.A(20) and 260.25.F. *Applicant has request a modification of these requirements.*
5. A Traffic Impact Study review is required. The study has been submitted to our Traffic Consultant and comments will be provided when available. SLDO 260.14.A(28) and SLDO 260.34.B(1)A.
6. A copy of the York County Conservation District E & S and DEP NPDES approval is required. SLDO 260.14.B(1).
7. A bond estimate will be required for the proposed public improvements on the site along with an executed Developer Agreement. SLDO 260.17(A) and 260.17(A)(3).
8. An engineer's escrow will be required in the amount of 4% of the bond total.
9. Curbing is required along roadways of a proposed plan within 1000 feet of an existing curb line. The site is now being developed along Industrial Drive which does not have curbs. SLDO 260.24.B(1). *Applicant has request a modification of these requirements.*
10. The maximum number of access drives providing ingress/egress to a site is two. The existing site has four and a new access drive is proposed. SLDO 260.26.C(2). *Applicant has request a modification of these requirements.*

11. Compliance with township recreation requirements is required. The applicant has indicated by note that a fee in lieu of dedication of land will be made. This fee will be assessed at \$1,000.00/disturbed acre (7.93 acres disturbed = 8 ac) so an \$8,000.00 recreation fee is required. SLDO 260.33.B(2).
12. A Traffic Impact Fee will be required for each new PM vehicle trip in accordance with ordinance requirements. This fee will be noted as part of the Traffic Consultants review of the Traffic Impact Study. SLDO 260.61.B.

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.
2. Why does the proposed perimeter fence surrounding the #1 parking expansion appear to not have a pedestrian access to the interior of the site? Would this then push any pedestrian traffic out onto Industrial Drive?
3. Why is the #1 parking area not accessed internally with a re-configuration of the existing parking lot, thus eliminating the need for an additional access drive onto Industrial Drive?

Modifications:

1. Original Property Description at a scale of 1" = 400' – SLDO 260.14.A(1)
2. Street lights along Industrial Drive – SLDO 260.14.A(20) and 260.25.F
3. Curbing is required along Industrial Drive – SLDO 260.24.B(1)
4. Maximum number of access drives – SLDO 260.26.C(2)
5. Minimum depth of spillway - SLDO 260.35.C.(3)(g)(1)
6. Fencing - SLDO 260.35.C.(3)(i)
7. Basin bottom slope - SLDO 260.35.C.(3)(j)
8. Basin side slope at 4H:1V - SLDO 260.35.C.(3)(k)

Modification Request action:

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

Mr. Thompson made a motion to approve the modification of SLDO 260.14.A(20) and 260.25.F. Mr. Powers seconded the motion. Vote on the motion. Mr. Powers – Aye; Mr. Thompson – Aye; Mr. Williams – Aye; Ms. Anderson - Nay. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.24.B(1). Mr. Thompson seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.26.C(2). Mr. Thompson seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Thompson made a motion to approve the modification of SLDO 260.35.C.(3)(g)(1). Ms. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.35.C.(3)(i). Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.35.C.(3)(j). Mr. Thompson seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.35.C.(3)(k). Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

Land Development Plan Action:

Mr. Thompson made a motion to approve the plan subject to the comments in the Memorandum by Codes Director Stephen Waller, dated July 5, 2017. Ms. Anderson seconded the motion. Vote on the motion. All yes. The motion carried.

OLD BUSINESS

1. Plasterer Equipment Co., Inc. – 17-1006-LD

Mr. Thompson made a motion to un-table this matter. Ms. Anderson seconded the motion. Vote on the motion. All yes. The motion carried.

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

Zoning Ordinance:

All previous comments have been addressed and there are no new comments pertaining to the Zoning Ordinance.

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 copy of the York County Conservation District E & S approval is required. SLDO 260.14.B(1).
5. SWM compliance and plan approval will be required. SLDO 260.15.B(4). *Applicant has requested a modification of this requirement.*
6. Ordinances require that all land developments 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 has requested a modification of this requirement.*
7. Compliance with township recreation requirements is not depicted or shown on the plans. The developer agrees by note on the plan to pay a fee in lieu of dedication of land. The fee will be assessed at \$1,000.00/disturbed acre = \$1,000.00. SLDO 260.33.B(3).

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. Original Property Description at a scale of 1" = 400' – SLDO 260.14.A(1)
2. Stormwater Management Design/Plan . SLDO 260.15.B(4)
3. Cartway Improvements – Lowther Road. SLDO 160.22.A(7)

Modification Request action:

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

Ms. Anderson made a motion to approve the modification of SLDO SLDO 260.15.B(4). Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

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

Land Development Plan Action:

Ms. Anderson made a motion to approve the plan subject to the comments in the Memorandum by Codes Director Stephen Waller, dated July 5, 2017, and the right-of-way widening as discussed with Township Engineer Drew Bitner. Mr. Williams seconded the motion. Vote on the motion. All yes. The motion carried.

2. (NO REVISIONS) - Westhafer Suvdivision – 3 Lots – Heck Hill Rd.
3. (NO REVISIONS) – Fairview Summit – 17-1003-LD
4. Fairview Township Yard Waste/Recycling Center

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no new hearings.

ADJOURNMENT

Mr. Thompson made the motion to adjourn the meeting, seconded by Ms. Anderson. Vote on the motion. All Aye. The motion carried at 7:38 PM.