

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 01, 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	Michael Mehaffey, P.E.
Member	Anne K. Anderson, P.E.
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Codes Assistant	Chris H. Strump

Absent:

Member	Adam Williams, P.L.S.
Codes Assistant	Chris H. Strump

APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Thompson, to approve the minutes of the July 05, 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. New View Corporation – 17-1009-SD

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 Old Yorktown Road, Goodman Drive-South and along the new Industrial Drive. SLDO 260.14.A(20) and 260.25.F.
5. Existing and proposed hydrant locations need to be depicted on the plan drawing for the entire site. SLDO 260.14.A(23)
6. A copy of the draft covenants should be submitted for the solicitors review. SLDO 260.14.A(27)
7. A copy of York County Conservation District E & S and DEP NPDES approval is required. SLDO 260.14.B(1)
8. PennDOT HOP approval will need to be submitted for the realignments associated with the plan along Yorktown Road. SLDO 260.14.B(3)
9. A bond estimate will be required for the proposed public improvements on the site along with an executed Developer Agreement. The agreement will be required for the final plan approval SLDO 260.14(A) and 260.17(A)(3)
10. An engineer's escrow in the amount of 4% of the bond total will be required with the final plans.
11. Ordinances require that all land development that abut a township or state road that are not to township standards for right-of-way width are required to bring that portion of the properties frontage up to township standards. An arterial road (Wyndamere Road) has a right-of-way for 60 – 80 feet in width, dependent on consultation with PennDOT. SLDO 260.22.A(7) & SLDO 260.22.B(1)

12. Ordinances require that all land developments that abut a township or state road that are not to township standards cartway width are required to bring that portion of the properties frontage up to township standards. The plans do not depict any improvements to the Wyndamere Road frontage. Due to this road being a PennDOT Road, consultation will be required with them to determine any required improvements SLDO 260.22A(7)
13. Compliance with township recreation requirements is not depicted or shown on the plans. SLDO 260.33. *Applicant has requested a modification of these requirements.*
14. 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. A Traffic Improvement Agreement has been submitted to staff and the Solicitor for review. SLDO 260.61.B. *Applicant has requested a modification of these requirements.*

General Comments:

1. The portion of Goodman Drive that crosses into Newberry Township will have to be discussed and included into an agreement between the Townships as far as maintenance, repair, and ownership. This is typical of an inter-municipal agreement between the two townships.
2. Portions of this plan are outside of Fairview and located in Newberry Township. The plan, including a depiction of the proposed use for Lot 1B in Newberry Township, will have to be reviewed and approved by Newberry prior to Fairview Township approval.
3. 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. Section 252.10.L – Setbacks stormwater management structures
2. Section 252.12 – Stormwater volume controls
3. Section 252.17.C(1)(c) – Side slopes stormwater basins
4. Section 252.17.C(1)(d) – Bottom slope requirement stormwater basins
5. Section 260.14.A(3) – Typical driveway detail and profiles requirement
6. Section 260.14.A(19) – Driveway location requirements

7. Section 260.14.B(5) – Stormwater management requirements for individual lots
8. Section 260.22.D(6) – Cul-de-sac radius requirement on Yorktown Road
9. Section 260.25.A – Sidewalks requirement
10. Section 260.35.C(3)(i) – Stormwater basin fencing requirement
11. Section 260.35.C(3)(m) – Stormwater basin outlet control structure plate requirement
12. Section 260.50 – Traffic impact fee requirement

Modification Request action:

Mr. Mehaffey made a motion to table this matter so the Planning Commission will have more time to review the plan. Anne Anderson seconded the motion. Vote on the motion. Mr. Powers – Aye; Mr. Mehaffey – Aye; Ms. Anderson – Aye; Mr. Thompson – Nay. The motion carried; therefore action was not taken on the modification requests at this time.

Subdivision Plan Action:

As this matter was tabled, no action was taken on the subdivision at this time.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

1. (NO REVISIONS) - Westhafer Suidivision – 3 Lots – Heck Hill Rd.
2. (NO REVISIONS) – Fairview Summit – 17-1003-LD
3. 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 Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 8:35 PM.