

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 8, 2017

## AGENDA

### CALL TO ORDER

Mr. Powers called the meeting to order at 7:01 PM

### ROLL CALL

Present:

Chairman

Michael A. Powers

Vice-Chairman

Michael E. Thompson

Member

Anne K. Anderson, P.E.

Member

H. Adam Williams, P.L.S.

Codes Director

Stephen M. Waller

Codes Assistant

Chris H. Strump

Absent:

Member

Michael Mehaffey, P.E.

Township Engineer

Drew Bitner, P.E.

### APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Thompson, made a motion to approve the minutes of the September 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 – 17-1011-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 requested 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. A copy of the covenants for maintenance of the ponds and other maintenance easements should be submitted for the solicitor's review prior to final plan approval. SLDO 260.14.A(27) & 260.15.A(5).
5. PA DEP module approval is required for the site. SLDO 260.14.B(2).
6. A copy of the approved DEP NPDES permit and YCCD E & S approved plans will need to be submitted proper to final plan approval. SLDO 260.15.B(1).
7. A bond estimate will be required for the proposed public improvements on the site along with an executed Develop Agreement. The agreement will be required for the final plan approval. SLDO 260.17(A) & 260.17(A)(3).
8. An engineer's escrow will be required in the amount of 4% of the bond total prior to the final plans being recorded. SLDO 260.19.C
9. Ordinances required that all land developments that abut a township or state road that are not to township standards for 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, the received HOP application will be the basis of PennDOT's requested improvements unless relief is requested. SLDO 260.22.A(7). *Applicant has requested a modification of these requirements.*
10. Compliance with township recreation requirements are not depicted or shown on the plans. SLDO 260.33. *Applicant has requested a modification of these requirements.*

11. 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 proposed Transportation Improvements Agreement will have to be finalized prior to final plan approval. This document outlines, among many other things, maintenance and ownership responsibilities for the portion of Goodman Drive that is located in Newberry Township.
2. Portions of this plan are outside of Fairview and located in Newberry Township. The plan will have to be reviewed and approved by Newberry prior to Fairview Township approval.
3. All changes that have taken place with the preliminary plan need to be reflected on the Final Plan. (Ponds, modification request, modification actions.)
4. 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 – *Modification was granted by the BOS for Basins B, C, and D on 9/25/2017.*
2. Section 252.12 – Stormwater volume controls – *Modification was granted by the BOS on 9/25/2017.*
3. Section 252.17.C(1)(c) – Side slopes stormwater basins – *Modification was granted by the BOS on 9/25/2017.*
4. Section 252.17.C(1)(d) – Bottom slope requirement stormwater basins – *Modification was granted by the BOS on 9/25/2017.*
5. Section 260.14.A(1) – Original property description – *Modification was granted by the BOS on 9/25/2017.*
6. Section 260.14.A(3) – Typical driveway detail and profiles requirement – *Modification was granted by the BOS on 9/25/2017 to defer this until the individual Land Development Plans.*
7. Section 260.14.A(19) – Driveway location requirements – *Modification was granted by the BOS on 9/25/2017 to defer this until the individual Land Development Plans.*

8. Section 260.14.B(5) – Stormwater management requirements for individual lots – *Modification was granted by the BOS on 9/25/2017 to defer this until the individual Land Development Plans.*
9. Section 260.22.A(7) – Cartway width on Wyndamere Road – *Modification was granted by the BOS on 9/25/2017.*
10. Section 260.22.D(6) – Cul-de-sac radius requirement on Yorktown Road – *Modification was granted by the BOS on 9/25/2017.*
11. Section 260.25.A – Sidewalks requirement – *Modification was granted by the BOS on 9/25/2017 to approve for all lots with the exception of Lot #3 which will be deferred until the individual Land Development Plans.*
12. Section 260.33.(A) & (B) – Recreation fees – *Modification was granted by the BOS on 9/25/2017 to defer this until the individual Land Development Plans.*
13. Section 260.35.C(3)(i) – Stormwater basin (C, D, and E) fencing requirement – *Modification was granted by the BOS on 9/25/2017.*
14. Section 260.35.C(3)(m) – Stormwater basin outlet control structure plate requirement – *Modification was granted by the BOS on 9/25/2017.*
15. Section 260.50 – Traffic impact fee requirement – *Staff and solicitor are reviewing the Traffic Improvement Agreement – no opinion or recommendation at this time.*

Stormwater Comments from Cathy Lee at Rettew:

Mrs. Lee presented the Planning Commission with “Plan Review No. 1A” and read the following comments into the record:

**EROSION AND SEDIMENTATION CONTROL PLAN & NARRATIVE**

5. SWMO Section 252-21.F - All Plan sheets shall be prepared on sheets no larger than 22”x34”. The Township has been allowing 24”x36” due to sections of the SLDO that mention 24”x36” sheets.
6. Provide an analysis of the impact that runoff from the project will have on existing downstream watercourses resistant to erosion. An analysis of downstream impact along Industrial Drive was discussed with the developer at a meeting, but not addressed in the narrative.
7. E&SC Manual Chapter 1 page 1 – Site characteristics including steep slopes, sensitive and special value features such as riparian areas should be mapped on the plan. Steep slopes are not designated on the Existing Conditions Plan.
8. Sheet ES 3.1: Provide Maximum Drainage areas, on the plan, to Hydraulic BMPs during construction or provide a table on the plan listing E&SC BMPs Identification, Type, and Drainage area.
9. Sheet ES 4.3: Provide channel details and a table that includes channel ID, depth, bottom width, side slopes, and temporary channel lining, as well as channel calculations and table for PennDOT channels.
10. Page 9 of the E&SC Narrative, paragraph 2, lists the results of the infiltration tests as less than or equal to 0.3 inches/hr. This should be 0.03 inches/hr.

11. E&SC Plan ES-4.1 and E&SC Narrative Page 16 and 17 Critical Stage 9 and 11 for Stormwater Basins, add "install baffles" in paragraph a.
12. Sheet ES 4.1 and Page 21 of the E&SC Narrative Sediment Trap Maintenance: Add the following note #9: *"Damaged or warped baffles shall be replaced within 7 days of inspection"*.
13. E&SC Narrative: Standard E&S Worksheets 19 for sediment Traps A through E list the wrong bottom elevation and cleanout elevation, as well as the wrong depth to the embankment. The permanent elevations are listed instead of the temporary bottom elevations. Please revise.
14. E&SC Narrative pages C40 and C41: Channel Design Data: The side slopes are listed as 2:1. SLDO 260-35.C(h)[6] - Channel side slope shall be max. 3:1 for vegetated swales.
15. Plan Sheet ES-4.2 and E&SC Narrative Page C-50 and C-51 Outlet Protection Calculations: Provide calculations for EW-D and EW-E. This design information is not included with the concrete Level Spreader Detail Plan Sheet ES-4.3.
16. NPDES Worksheet 1 for both POI 1 and POI 2 have the MS4 requirement box checked as No. This area of Fairview Township is in an MS4 area. Please Correct.
17. As required in § **252-10D**, whenever the vegetation and topography are to be disturbed, such activity must be in conformance with PA DEP 25 Pa. Code Chapter 105, Rules and Regulations, Part I, Subpart C, Protection of Natural Resources, Article II, Water Resources, Chapter 102, "Erosion Control," and in accordance with the York County Conservation District (YCCD). Provide an approval letter from YCCD prior to Final Plan approval.

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND NARRATIVE (1<sup>ST</sup> REVIEW)**

1. SLDO 260-35.C(h)[6] - Channel side slope shall be max. 3:1 for vegetated swales. The detail on the PCSM Plan SW 4.2, shows 2:1 side slopes.
2. SWMO Section 252-21.F - All plan sheets shall be prepared on sheets no larger than 22"x34". The Township has been allowing 24"x36" due to sections of the SLDO that mention 24"x36" sheets.
3. Page 9 of the PCSM Narrative, paragraph 2, lists the results of the infiltration tests as less than or equal to 0.3 inches/hr. This should be 0.03 inches/hr.
4. NPDES Worksheet 1 for both POI 1 and POI 2 have the MS4 requirement box checked as No. This area of Fairview Township is in an MS4 area. Please Correct.
5. NPDES Worksheet 1 for POI 1 lists the Total Area as 8.02 acres. Worksheet 3 lists the Site area as 6.55 acres. Please clarify and check disturbance in BMP areas.
6. NPDES Worksheet 1 for POI 2 lists the Total Area as 8.32 acres. Worksheet 3 lists the Site area as 8.24 acres. Please clarify and check disturbance in BMP areas.
7. NPDES Worksheet 4 for POI 1 lists all wooded area as C soils. There is approx. 27,000 sf of wooded area in B soils, which will change the required Water Quality Volume. You are asking for a modification of the Water Quality Volume, but that will be dependent on the PADEP Review.
8. Water Quality Worksheets 12 and 13 are based on the PABMP Manual for BMP efficiencies. Street sweeping is shown as a Water Quality Treatment BMP on PennDOT and Township Roadways. The street sweeping water quality BMP is in question, since Industrial Drive (SR 4007), Ramp L (SR 8027), Goodman Drive (Twp. Rd) and New View Way (Twp. Rd) will be conveyed to PennDOT and Fairview Township. The developer would be required to get agreements with PennDOT and Fairview Township to sweep the roads. To get acceptable pollutant removal efficiency, the roads should be swept in upwards of 25 times per year per MS4 regulations. The Township does not have the personnel to sweep the roads that frequently, nor may PennDOT have the personnel.
  - a. I have called Nathan Crawford (NPDES) and Scott Arwood (MS4 Director) at PADEP to request they check their regulations as to whether a developer can take credit for Water Quality Treatment in a roadway that will no longer belong to them after the roadway is turned over to PennDOT or the Township. Mr. Arwood deferred to Nathan Crawford. Mr. Crawford was in training last week and

- this week and will get back to us upon his return. This decision will be a major factor in Water Quality Treatment Volumes required by this project.
9. Worksheet 12 for POI 1 Pervious Surface: Lawn should be 2.78 acres per worksheet 4, not 2.63 acres. The Impervious surface total should be 2.64 acres per worksheet 4, not 2.79 acres. This will change the Total Load and Required Water Quality Reduction (lbs).
  10. Worksheet 12 for POI 2 pervious surface: Lawn should be 3.62 acres per worksheet 4, not 3.38 acres. Meadow should be 1.57 acres per worksheet 4, not 1.83 acres. This will change the Total Load and Required Water Quality Reduction (lbs).
  11. Worksheet 13 for POI 1 and POI 2: The bottom of the Raingarden Bioretention area are shown as Plant material tolerant of inundation and drought. It is supposedly shown on the Landscape Plan, which was not submitted. This would be considered native vegetation and should be calculated on Worksheet 13 for the Rain Garden/Bioretention pollutant reductions.
  12. For Worksheet 13 for POI 2, The vegetated swale should only include the swale itself, not the embankment. The area would be approx. 5700 sf or 0.13 acres. Move 0.25 acres to re-vegetate and reforest using native species.
  13. Worksheet 13 for POI 2, native species would only be 1.57 acres as per worksheet 4, until you add the 0.25 acres from the vegetated swale to this worksheet. The total area on this worksheet should move to the Native Planting Area. This will increase the total load slightly.
  14. Provide a specification sheet for the Terre Clean units that list the BMP efficiencies that are shown on Worksheet 13 for POI 2.
  15. Label the specific Terre Clean Model Number at each location on Plan Sheet SW 3.1.
  16. On sheet SW 3.1, change the HSB for Urban Soils to C. Worksheet 4s provide mostly HSB C in the Urban areas.
  17. Sheet SW 3.1 Impervious Area Calculations, provide the following areas:
    - a. Existing Impervious area within the NPDES Boundary
    - b. Proposed Impervious area within the NPDES Boundary
    - c. Increase or decrease in overall impervious area.
  18. Identify the areas of minor disturbance within the limits of disturbance on Sheet SW-3.1.
  19. Sheet EX 2.1 - Show the limits of steep slopes from 15-25% and 25% plus
  20. Sheet SW 4.1 - Under Critical Stages of Construction
    - a. Drainage area 1: critical stage 1 and 2, add PLACEMENT OF UNDERDRAINS AND AMENDED SOILS.
    - b. Drainage area 2: critical stages 1, 2 and 3, add PLACEMENT OF UNDERDRAINS AND AMENDED SOILS.
    - c. Drainage area 2: Critical stage 4 make UNIT plural.
    - d. Drainage area 2: Critical stage 5 make SWALE plural.
  21. There are several notes in the Plan set that reference the Landscape Plans. Landscape plans have not been submitted.
  22. Sheet SW 4.1 Sequence of construction under Critical Stage 9 and 11 for Stormwater Basins, add "install baffles" in paragraph a.
  23. Sheet SW 4.2 Revise the Terre Kleen Water Quality Units to match the latest Final Subdivision Plans as prepared by Evans Engineering, showing latest revision date of Revised 9/28/17.
  24. Sheet SW 4.2: Update the channel detail to include a table listing all channels including PennDOT Channels. The table shall include at a minimum Channel ID, depth, bottom width, side slopes, and temporary channel lining. Add a detail to the sheet for the Engineering Soil Specification.
  25. Check the Terre Kleen Units to make sure the Unit at Inlet M1 will fit a 24" pipe. According to the table for Both TK01 and TK05, the maximum pipe size is 18". Or determine if a different model is required.
  26. SWMO 252-10.G. – Stormwater flows onto adjacent properties shall not be created, increased, decreased, relocated, or otherwise altered without written notification of the adjacent property owners.

27. SWMO 252-12 & 252-14 Volume Controls – Do not increase the post development total run-off volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation. **A modification of this section has been requested and approved conditionally upon PADEP approval.**
28. SWMO 252-15.C. Downstream hydraulic capacity analysis. Any existing downstream hydraulic capacity analysis shall be conducted in accordance with this chapter. **(Provide Plans and Calculations with the PCSM Plan)**
- a. All downstream facilities impacted by the total site area of the regulated activity shall be studied to determine if the facility has adequate capacity to handle existing and proposed flows. An impacted downstream facility is one to which the runoff from the total site area of the regulated activity comprises more than 50% of the total flow to such a facility. The study shall end at a perennial stream. Downstream facilities include, but are not limited to, man-made or natural swales and open channels, pipes, inlets, culverts, bridges and roadways.
  - b. If any private facility is found to be undersized, the applicant shall be responsible for updating the facility in coordination with the regulated activity.
  - c. If any public facility is found to be undersized or inadequate, the applicant shall work with the Township on upgrading the facility in coordination with the regulated activity.
29. SLDO 260-35.E - Other approvals. Compliance with this section does not preclude the need to obtain other permits and approvals as required by Fairview Township, York County, the YCCD, the Commonwealth of Pennsylvania, the Federal Government, and other agencies. Other permits and approvals may include, but not be limited to, an erosion and sediment pollution control plan, National Pollutant Discharge Elimination System (NPDES) permit, water obstruction and encroachment permit, dam safety permit, submerged lands license agreement, approvals under §§ 401 and 404 of the Clean Water Act, and others. The most stringent of all pertinent requirements shall apply.
- a. Provide Approval Letters for the following at a minimum:
    - 1) Erosion and Sedimentation Control Plan Approval (YCCD)
    - 2) Post Construction Stormwater Management Plan Approval (YCCD and PADEP)
    - 3) Individual NPDES Permit Approval (PADEP)
    - 4) Water Obstruction and Encroachment Permit Approvals (PADEP)
    - 5) PennDOT Highway Occupancy and Stormwater Plan Approval (PennDOT)
    - 6) Any Utilities affected by the design of this project.
    - 7) York County Planning Commission
30. Add the following Notes to the PCSM Plan: Inspections.
- a. Schedule of inspections.
    - 1) The Township Engineer or Township's designee shall be permitted to inspect all phases of the installation of the permanent stormwater management facilities and BMPs.
    - 2) The Township Engineer or Township's designee shall be permitted to inspect all phases of the site development work in progress to ensure compliance with E&SC requirements. Inspection functions under this section may be delegated by the Township to another entity if such agreement is entered into by the Township.
    - 3) During any of the work, if the Township Engineer or the Township's designee determines that the permanent stormwater management facilities of BMPs are not being installed in accordance with the approved Drainage Plan, the Township shall revoke any existing Township permits and/or issue a stop-work order until a revised drainage plan is submitted and approved as specified in this section.
    - 4) It is the responsibility of the permittee to notify the Township Zoning Office two business days in advance of the beginning of construction of stormwater management facilities.
  - b. Right of Entry

- 1) Upon presentation of proper credentials, duly authorized representatives of the Township may enter at reasonable times upon any property within the Township to inspect the implementation, condition or operation of the stormwater management facility and stormwater BMPs in regard to any aspect governed by this section.
  - 2) Stormwater management facility and BMP owners and operators shall allow persons working on behalf of the Township ready access to all parts of the premises for the purpose of determining compliance with this section.
  - 3) Persons working on behalf of the Township shall have the right to temporarily locate on any stormwater management facility or BMP in the Township such devices as are necessary to conduct monitoring and/or sampling of the discharges from such BMP.
  - 4) Unreasonable delay in allowing the Township access to a stormwater management facility or BMP is a violation of this section.
31. SWMO 252-21.C. – Provide Provisions for permanent access or maintenance easements for all physical SWM BMPs, such as ponds and infiltration structures, as necessary to implement the Operation and Maintenance (O&M) Plan.
32. SWMO 252-21.E. - The following signature block is for the Township and shall be placed on the Post Construction Stormwater Management Plan:  
 "(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM Site Plan meets all design standards and criteria of the Township Ordinance No. 252 and 260."
33. SWMO 252-21.F.(11) – Provide a notarized signature of the owner of the parcel for which the SWM Site Plan is proposed indicating that they are aware of, and will be responsible for, operation and maintenance of the facilities. The statement shall also acknowledge the stormwater management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township.
34. SWMO 252-30 Operation and Maintenance Agreements Prior to final approval of the SWM site plan, the property owner shall sign and record an Operation and Maintenance (O&M) Agreement (an example is provided in SWMO Appendix A) covering all stormwater control facilities which are to be privately owned.
35. Coordinate all plan changes with Evans Engineering and Traffic Planning and Design.
36. SWMO 252-21.E. - The following signature block is for the Township and shall be placed on the Post Construction Stormwater Management Plan:  
 "(Municipal official or designee), on this date (date of signature), has reviewed and hereby certifies that the SWM site plan meets all design standards and criteria of the Township Ordinance No. 252 and 260."

Mrs. Lee then presented the Planning Commission with “Final Plan Review No. 1” and read the following comments into the record:

1. SLDO 260-35.E - Other approvals. Compliance with this section does not preclude the need to obtain other permits and approvals as required by Fairview Township, York County, the YCCD, the Commonwealth of Pennsylvania, the Federal Government, and other agencies. Other permits and approvals may include, but not be limited to, an erosion and sediment pollution control plan, National Pollutant Discharge Elimination System (NPDES) permit, water obstruction and encroachment permit, dam safety permit, submerged lands license agreement, approvals under §§ 401 and 404 of the Clean

Water Act, and others. The most stringent of all pertinent requirements shall apply. Provide Approval Letters for the following at a minimum:

- a. Erosion and Sedimentation Control Plan Approval (YCCD
  - b. Post Construction Stormwater Management Plan Approval (YCCD and PADEP)
  - c. Individual NPDES Permit Approval (PADEP)
  - d. Water Obstruction and Encroachment Permit Approvals (PADEP)
  - e. PennDOT Highway Occupancy and Stormwater Plan Approval (PennDOT)
  - f. Any Utilities affected by the design of this project.
  - g. York County Planning Commission
2. Label the Riprap size for Pond E and Pond D in the Level Spreader detail on Sheet 19 of 24 of in the Riprap Outlet Protection Detail on Sheet 18 of 24.
  3. Revise the locations of Basin A and all pipes draining to it and out-letting from the Basin. Stormwater Lines P-8 and P-15 would be affected
  4. SLDO 260-35.B(1) Stormwater effects on downstream pipes and properties is a required part of the stormwater report and NPDES NOI. The 25 year stormwater analysis shall be submitted for the pipes and swales along Industrial Drive, downstream of Inlet I-12 . The ground conditions below the new pipes will be reviewed for discharge and stabilization to the existing marsh. Provide a plan and profile of any work being proposed in this area.
  5. All previous Preliminary Plan comments for ESC, NPDES, and HOP Drainage shall be addressed and submitted to Fairview Township for Review.
  6. The stormwater maintenance agreement shall be prepared, signed and recorded as a restrictive deed covenant that runs with the land.
  7. SWM Article VI. Operation and Maintenance:  
252-29 Responsibilities of developers and landowners:
    - a. The Township shall make the final determination on the continuing maintenance responsibilities prior to final approval of the SWM site plan. The Township may require a dedication of such facilities as part of the requirements for approval of the SWM site plan. Such a requirement is not an indication that the Township will accept the facilities. The Township reserves the right to accept or reject the ownership, maintenance, and operating responsibility for any portion of the stormwater management facilities and controls.
    - b. Facilities, areas, or structures included in the SWM site plan and used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded in the York County Recorder of Deeds Office as deed restrictions/protective covenants or easements that run with the land.
    - c. The operation and maintenance (O&M) plan shall be recorded as a restrictive deed covenant that runs with the land.
    - d. The SWM site plan for the development site shall establish responsibilities for the continuing operation and maintenance of all proposed BMPs, consistent with the following principles:
      - i. Maintenance by private entity. In cases where permanent BMPs are owned by a private entity (such as a homeowner's association), such entity shall be responsible for ongoing maintenance. In this case, a legally binding agreement between the entity and the Township, as discussed under § [252-30](#), shall be executed providing for maintenance of all permanent BMPs, including the inspection by the Township as the Township deems necessary.

- e. The Township may take enforcement actions against an owner for any failure to satisfy the provisions of this article.
  - f. No person shall modify, remove, fill, damage, impede, landscape, or alter any SWM BMPs, facilities, areas, or structures without the prior written approval of the Township, with the exception of necessary maintenance activities set forth in an O&M plan.
8. Section 252.30.A Prior to Final Approval of SWM Site Plan, the property owner shall sign and record an Operation and Maintenance Agreement covering all stormwater control facilities which are to be privately owned.
9. Section 260-35.C(6) Easements
- a. Easements shall be provided for all drainage and stormwater facilities.
  - b. A drainage easement shall be provided where a subdivision and/or land development is traversed by a watercourse, drainageway, channel, or stream. The width of the easement will be determined in consultation with the Township Engineer. The easement will conform substantially with the line of the watercourse, drainageway, channel, or stream. The width will be adequate to preserve the unimpeded flow of natural drainage or to widen, deepen, relocate, improve, or protect such drainage facilities or to install a storm sewer. Under no circumstances shall the easement be less than 25 feet. Access easements shall also be required.
  - c. Easements that do not follow property lines shall be identified by metes and bounds.
  - d. No person, firm, corporation, or other entity shall block, impede the flow of, alter, construct any structure, or place any other improvement in any stormwater easement. A note stating these restrictions shall be added to the plan.
  - e. The applicant shall create a separate easement agreement for all off-site stormwater easements that shall be executed, notarized, and filed with the Recorder of Deeds contemporaneous with the filing of the final subdivision and/or land development plan. With respect to on-site stormwater easements, the applicant shall place a note on the deed for each lot fully describing the easement or, alternatively, shall create a separate easement agreement for each lot subject to the easement. A note stating these easement agreement requirements shall be provided on the plan.
10. Address all comments from the PCSM and ESC Plans, and The HOP Comments and make sure they are translated back to this plan set, and comments from this plan set are translated to those plans mentioned. (ie. Terre Clean Unit Sizes, Riprap outlet protection, stormwater comments etc.)

### Transportation Improvements Agreement

Mr. Waller presented the Transportation Improvements Agreement to the Planning Commission for their review.

Subdivision Plan Action:

Mrs. Anderson made a motion to table the matter until the review has been completed by all outside agencies (PennDOT, YCCD, PADEP, York County Planning Commission) and their comments have been received for review. Mr. Williams seconded the motion. Vote on the motion. Anne Anderson – aye, Adam Williams – aye, Michael Powers – aye, Michael Thompson - nay. The motion carried.

**LAND DEVELOPMENT PLANS**

There were no new Land Development Plans.

**OLD BUSINESS**

1. (NO REVISIONS) - Westhafer Subdivision – 3 Lots – Heck Hill Rd. – 16-1015-SD
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**

Docket No. 2017-05: Austin Smith, Mervin Smith, and John Dunkle, 438 Big Spring Road, New Cumberland, PA 17070. The Applicants are requesting a special exception to the Fairview Township Zoning Ordinance §300-80.B, “Existing nonconforming uses and structures. Extensions, expansions, and enlargements.” The Applicants wish to expand the existing building by adding a 20’X40’ paint spraying booth along the southern end of the existing building. The property is owned by the Applicants, currently contains a commercial auto body shop, and is in the Single-Family Residential (RS) Zoning District.

**ADJOURNMENT**

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Williams. Vote on the motion. All Aye. The motion carried at 7:55 PM.