

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 5, 2019

## **CALL TO ORDER**

Mr. Thompson called the meeting to order at 6:00 PM

## **REORGANIZATION**

Mrs. Anderson, seconded by Mr. Mehaffey, nominated and made a motion for Michael Thompson to remain the Chairman of the Planning Commission. Vote on the motion. All Aye. The motion carried.

Mr. Thompson, seconded by Mr. Mehaffey, nominated and made a motion for Anne Anderson to remain the Vice-Chairman. Vote on the motion. All Aye. The motion carried.

## **ROLL CALL**

Present:

Chairman	Michael E. Thompson
Member	Anne K. Anderson, P.E.
Member	H. Adam Williams, P.L.S.
Member	Michael Mehaffey, P.E.
Member	Jason Stouffer
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump

Absent:

Township Engineer	Drew Bitner, P.E.
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## **APPROVAL OF THE MINUTES**

Mrs. Anderson, seconded by Mr. Stouffer, made a motion to approve the minutes of the December 04, 2018, meeting. Vote on the motion. All Aye. The motion carried.

## **DISCUSSION AND CORRESPONDENCE**

Mr. Thompson inquired about what happened with the subdivision plan for 451/453 Lewisberry - 18-1011-SD when the plan went before the Board of Supervisors; Mr. Waller informed them the plan had been approved by the Board of Supervisors.

## **SKETCH PLANS**

There were no Sketch Plans.

## **SUBDIVISION PLANS**

### 1. 106/107 Briarcliff – 19-1001-SD

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

#### **Zoning Ordinance:**

All zoning comments have been addressed.

#### **Subdivision Ordinance:**

1. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. All existing easements need to be reflected on the plans (There is a 20 foot wide stormwater easement that appears to be encroached upon with shrubs and the garden to the rear of lot # 106). SLDO 260.14.A(17).
4. The existing driveway on Lot # 106 is required to meet the 5' property line setback as outlined in the SLDO. Section 260.26.D(7). *Applicant is requesting a modification of these requirements.*

#### **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 Section 260.26.D(7) – Driveway setbacks

**Modification Request action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260. 26.D(7) – Driveway setbacks. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

**Subdivision Plan Action:**

Mrs. Anderson made a motion to approve the plan contingent upon the Subdivision Ordinance Comments 1 through 4; and the General Comment 1 in the Memorandum by Codes Director Stephen Waller, dated January 28, 2019. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

2. Fairview Township Lot Consolidation – 19-1002-SD

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

**Zoning Ordinance:**

All zoning comments have been addressed.

**Subdivision Ordinance:**

1. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. All existing easements need to be reflected on the plans (There is a 20 foot wide stormwater easement that appears to be encroached upon with shrubs and the garden to the rear of lot # 106). SLDO 260.14.A(17).
4. The plans do not reflect the required street lights at the intersections or spacing thereof not along the roadways. SLDO 260.14.A(20). *Applicant is requesting a modification of this requirement.*
5. Are there any deed restrictions or covenants? SLDO 260.14.A(27)
6. A copy of the wetland report and study is required for the site. SLDO 260.14.B(7). *Applicant is requesting a modification of this requirement.*

7. New lot lines, bearing and distances should be drawn to the dedicated ROW's. The previously dedicated ROW associated with Lot # 8 does not appear to be reflected on the plans. This would also take care of the lack of a recorded sewer easement noted in comments # 3. SLDO 260.15.A(4)
8. Ordinances require 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. An arterial road cartway width is to be determined after consultation with Penn DOT. SLDO 260.22.A(7). *Applicant is requesting a modification to this requirement.*
9. A maximum of two access drives are permitted for each lot contained on a plan. All but one of the existing lots complies with the ordinance. The proposed lot consolidation will create several over the required two. SLDO 260.26.C(2). *Applicant is requesting a modification to this requirement.*

**General Comments:**

1. A note needs to be added to the plans indicating that the required buffering will take place with the subsequent land development plan for the yard waste facility. In the event it is not developed as such, the buffering will be installed within 6 months of the sale of the residential lot.
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 Section 260.14.A(20) – Street lighting
2. SLDO Section 260.22.A(7) – Cartway widening requirements
3. SLDO 260.26.C(2) – Number of access drives
4. SLDO 260.14.B(7) – Wetlands analysis report

**Modification Request action:**

1. Mr. Mehaffey made a motion to deny the modification of SLDO 260.14.A(20) – Street lighting. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.
2. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway Widening Requirements – subject to PennDOT approval, but then withdrew her motion after a discussion of this request. Mrs. Anderson then made a motion to deny

the modification of SLDO 26.22.A(7) – Cartway widening requirements. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

3. Mrs. Anderson made a motion to approve the modification of SLDO 260.26.C(2) – Number of access drives. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.
4. Mrs. Anderson made a motion to deny the modification of SLDO 260.14.B(7) – Wetlands analyses report. Mr. Williams seconded the motion. Vote on the motion. Ann Anderson – Aye, Jason Stouffer – Aye, Adam Williams – Aye, Michael Mehaffey – Aye, Mike Thompson - Nay. The motion carried.

### **Subdivision Plan Action:**

Mrs. Anderson made a motion to approve the plan contingent upon the Subdivision Ordinance Comments 1 through 9, and General Comment 1 and 2 in the Memorandum by Codes Director Stephen Waller, dated January 28, 2019, and contingent upon a note being added to the plan noting that a Traffic Impact Study (TIS) would be done in the future during the land development stage. After a discussion of this matter, Mrs. Anderson withdrew her motion.

Mr. Williams made a motion to table the plan. Mrs. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

## **LAND DEVELOPMENT PLANS**

There were no new Land Development Plans.

## **OLD BUSINESS**

1. 575 Old York – 17-1012-LD
2. Fairview Crossroads – 17-1008-LD
3. Fairview Township Yard Waste/Recycling Center
4. Fairview Summit – 17-1003-LD
5. Crossroads Middle School

## **NEW BUSINESS**

There was no New Business.

## **ZONING HEARING BOARD**

**Docket No. 2019-01:** Andrew J. Shultz, 745 Ridge Road, Lewisberry, PA 17339. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, §300-16 “Area and design requirements”. The Applicant is proposing to replace an existing accessory structure 10 feet from the side property line. The required setback under the Ordinance is 20 feet. The property is located at 745 Ridge Road, Lewisberry, PA 17339, and is in the Rural Living District.

**Docket No. 2019-02:** Nathan Shaffer, 685 Ridge Road, Lewisberry, PA 17339. The Applicant is requesting (1) a special exception to the Fairview Township Zoning Ordinance, §300-76.A.(3) for an “Accessory apartment” and (2) a variance to allow the accessory apartment to be more than 800 square feet in area. The Applicant is proposing to add in-law quarters of approximately 1,501 square feet to the existing residence. The property is located at 685 Ridge Road, Lewisberry, PA 17339, and is in the Rural Living District.

## **ADJOURNMENT**

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 6:51 PM.