

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 6, 2018

## **CALL TO ORDER**

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

## **ROLL CALL**

Present:

Chairman

Member

Member

Member

Member

Codes Director

Codes Assistant

Michael E. Thompson

Anne K. Anderson, P.E.

H. Adam Williams, P.L.S.

Michael Mehaffey, P.E.

Jason Stouffer

Stephen M. Waller

Chris H. Strump

Absent:

Township Engineer

Drew Bitner, P.E.

## **APPROVAL OF THE MINUTES**

Mrs. Anderson, seconded by Mr. Williams, made a motion to approve the minutes of the January 02, 2018, meeting. Vote on the motion. All Aye. The motion carried.

Chairman Michael Thompson, in an effort to help the attendees of the meeting, decided to go out of the order of the Agenda and hear Old Business first.

## **OLD BUSINESS**

1. New View Corporation (Final) – 17-1011-SD

Mrs. Anderson made a motion to un-table this matter. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. Motion carried.

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

## Zoning Ordinance:

No comments

## 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 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 solicitors 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 prior 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 Developer Agreement. The agreement will be required for the final plan approval 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 will be required prior to the final plans being recorded. SLDO 260.19.C
9. 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. 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. Areas outside of PennDOT's scoping, would need to meet ordinance requirements 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 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 be approved by Newberry Township 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 09/25/17.*
2. Section 252.12 – Stormwater volume controls- *Modification was granted by the BOS on 09/25/17.*
3. Section 252.17.C(1)(c) – Side slopes stormwater basins- *Modification was granted by the BOS on 09/25/17.*
4. Section 252.17.C(1)(d) – Bottom slope requirement stormwater basin- *Modification was granted by the BOS on 09/25/17.*
5. Section 260.14.A(1) – Original property description - *Modification was granted by the BOS on 09/25/17.*
6. Section 260.14.A(3) – Typical driveway detail and profiles requirement – *Modification was granted by the BOS on 09/25/17 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 09/25/17 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 09/25/17 to defer this until the individual Land Development Plans.*
9. Section 260.22.A(7) – Cartway width Wyndamere Road - *Modification was granted by the BOS on 09/25/17.*
10. Section 260.22.D(6) – Cul-de-sac radius requirement on Yorktown Road. – *Modification was granted by the BOS on 09/25/17.*
11. Section 260.25.A – Sidewalks requirement – *Modification was granted by the BOS on 09/25/17 to approve for all lots with the exception of Lot #3 which will be deferred until the individual Land Development Plan.*
12. Section 260.33.(A) & (B) – Recreation fees - *Modification was granted by the BOS on 09/25/17 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 09/25/17.*
14. Section 260.35.C(3)(m) – Stormwater basin outlet control structure plate requirement – *Modification was granted by the BOS on 09/25/17.*
15. Section 260.50 – Traffic impact fee requirement – *Staff and solicitor are reviewing the Traffic Improvement Agreement – no opinion or recommendation at this time.*
16. Section 260.35.C(h)[6] – Channel side slopes. – *New request made to Cathy Lee 02/06/2018*

**Stormwater Comments from Cathy Lee at Rettew:**

Mrs. Lee presented the Planning Commission with “Plan Review No. 3” and read the following comments into the record:

1. Waiver request for SLDO Section 260.35.C(h)[6] Channel Side Slope shall be Max. 3:1 for vegetated swales. Design shows are 2:1. **Rettew does not have an issue with this request, as the 100 Year design water depths are a max of 4” during construction and 3” after stabilization.**

33. Owners statement shall be signed and notarized.

**Modification Request action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260.35.C(h)[6] – Channel side slopes. 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 comments in the Memorandum by Codes Director Stephen Waller, dated October 18, 2017, and Rettew's comments in Plan Review No. 3 dated February 6, 2018. Mr. Williams seconded the motion. Vote on the motion. All yes. The motion carried.

2. (NO REVISIONS) – Fairview Summit – 17-1003-LD
3. Fairview Township Yard Waste/Recycling Center

### **DISCUSSION AND CORRESPONDENCE**

1. Mr. Waller welcomed member Jason Stouffer to the Planning Commission.
2. Lower Allen Township's 2018 Comprehensive Plan

Mr. Waller gave the Planning Commission copies of the correspondence received on December 23, 2017. The Planning Commission had no comments.

### **SKETCH PLANS**

There were no Sketch Plans.

### **SUBDIVISION PLANS**

There were no Subdivision Plans.

### **LAND DEVELOPMENT PLANS**

There were no new Land Development Plans.

### **NEW BUSINESS**

There was no New Business.

### **ZONING HEARING BOARD**

There were no new hearings.

## **ADJOURNMENT**

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Williams. Vote on the motion. All Aye. The motion carried at 7:11 PM.