

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 5, 2019

CALL TO ORDER

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

Member

Township Engineer

Michael Mehaffey, P.E.

Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Stouffer, made a motion to approve the minutes of the February 08, 2019, meeting. Vote on the motion. All Aye. The motion carried.

DISCUSSION AND CORRESPONDENCE

The item on the Agenda for Discussion and Correspondence was moved to New Business.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Fairview Industrial – 19-1003-SD

Mrs. Anderson made a motion to table this matter as a representative for the plan was not in attendance. Mr. Stouffer seconded. 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

Mrs. Anderson made a motion to untable this matter. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

Modification Request:

Mr. Waller presented to the Planning Commission members a Modification Request from First Capital Engineering for the following items:

1. SLDO Section 255-19 – Authority and responsibility for construction and grade of curbs and sidewalks.
2. SLDO Section 260-24.B(2) - Curb.
3. SLDO Section 260-25.A – Sidewalks.

Modification Request action:

Mrs. Anderson made a motion to deny the modifications of SLDO 255-19 – Authority and responsibility for construction and grade of curbs and sidewalks, SLDO Section 260-24.B(2) – Curb, and SLDO Section 260-25.A – Sidewalks. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

After a brief discussion, Applicants requested a verbal modification for SLDO Section 260-25.A(3) – Grass Planting Strip which would allow the curb and the sidewalk to be installed with no grass planting strip.

Mrs. Anderson made a motion to approve the modification of SLDO Section 260-25.A(3) – Grass Planting Strip. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

2. Fairview Township – 19-1002-SD

Mrs. Anderson made a motion to untable this matter. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

Mr. Thompson stated that he would abstain from voting as he may become employed by Rettew and does not want to have a conflict of interest.

Mr. Waller presented the revised plan to the Planning Commission members and stated that C.S. Davidson, Inc., had been retained to complete staff reviews so that there would not be a conflict of interest. Mr. Chad Peters, P.E., of C.S. Davidson, Inc., read the following comments into the record:

Summary of information provided for review is as follows:

- Preliminary/Final Lot Consolidation Plan set, prepared by Rettew Associates, Inc., dated January 4, 2019, last revised February 18, 2019.
- Modification Request letter, prepared by Rettew Associates, Inc., dated February 19, 2019.
- Planning Commission Memorandum, prepared by Steven M. Waller, dated January 28, 2019.
- Aquatic Resource Investigation prepared by Rettew Associates, Inc., dated October 25, 2018.

Zoning Ordinance comments:

1. **Section 300-11** – Setback requirements for a lot with triple frontage is to conform to figure 2.11 of the ordinance that requires road frontage to be considered front yards and that all other property lines to be considered side yards. The plan does not conform to this requirement and depicts a 35 foot rear yard along the southern boundary of the proposed Lot 1 found of sheet 4 of 4.
2. **Section 300-21.A** – The proposed impervious lot coverage for the new Lot 1 is shown as 30.5%. Based on the impervious cover information provided on the plans, this appears to be incorrect. Further analysis of the lot coverage is requested.
3. **Section 300-33** – Buffer and screening is to be provided in conformance with this section of the ordinance. The plan notes give direction on actual construction of required buffers to be deferred until construction of the anticipated land development; however an actual buffer area should be delineated on the lot consolidation plans.

Subdivision and Land Development Ordinance comments:

1. **Section 260.10.D** – The Applicant has formally requested and noted on the plans a modification of the following section(s) of the ordinance:
 - a. Section 260-22.A(7) – Cartway Widening Requirements
2. **Section 260-10.F** – The Board of Supervisors is to review comments provided by the York County Planning Commission prior to taking formal action on the plan.
3. **Section 260-14.A(12)** – The signature and seal of the licensed Surveyor/Engineer that prepared the plans are required on the plans.

4. **Section 260-14.A(13)** – The provided certification and dedicatory statements must be signed by the property owners.
5. **Section 260-14.A(27)** – It is unclear if there are any existing deed restrictions or covenants that run with the land proposed for consolidation. If deed restrictions or covenants exist they are to be added to the plan notes on the cover sheet of the plan set.
6. **Section 260-22.A(7)** – Required road improvements as prescribed in this section of the ordinance must be provided. It is my understanding that the Township is currently looking for guidance from PennDOT as it pertains to widening of the three state roads fronting along the subject properties.

Modification Request:

1. **SLDO Section 260.10.D** – Cartway Widening Requirements

Modification Request action:

Mrs. Anderson made a motion to approve the modification of SLDO 260.10.D – Cartway widening for state roads (Old Forge, Spanglers Mill, Lewisberry Road). Mr. Stouffer 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 Zoning Comments 1 through 3 and Subdivision Comments 2 through 6 in the letter by Chad Peters, P.E., at C.S. Davidson, Inc., dated February 26, 2019. Mr. Stouffer seconded the motion. Vote on the motion. All Aye. The motion carried.

3. Fairview Crossroads – 17-1008-LD
4. Fairview Township Yard Waste/Recycling Center
5. Fairview Summit – 17-1003-LD
6. Crossroads Middle School

NEW BUSINESS

1. May 7, 2019 Planning Commission meeting

Mr. Waller addressed the members and explained that there was a conflict with the date, time, and location for the May 7, 2019 meeting as the required TMI Drill would be done that day and EMA would need the meeting room. The Planning Commission discussed moving the date or location for the regularly scheduled meeting or canceling the meeting, but will

wait to make a decision until they receive more information from Codes Director Steve Waller regarding possible locations, dates, and times the meeting could be moved to.

ZONING HEARING BOARD

Docket No. 2019-03: Robert and Jaden Gruver, 255 Stetler Road, New Cumberland, PA 17070. The Applicants are requesting a special exception to the Fairview Township Zoning Ordinance, §300-4.B – Uses not otherwise provided for. The Applicants are proposing to add to the existing agricultural use of a tree farm, by constructing a 10,000 +/- square foot building that will be used for wine manufacturing, tasting, and sales and be used as an event room that will host social gatherings. The property is located at 255 Stetler Road, New Cumberland, PA 17070, and is in the Single Family Residential 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 6:40 PM.