

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 6, 2018

## **CALL TO ORDER**

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

## **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
Township Engineer	Drew Bitner, P.E.
Codes Assistant	Chris H. Strump

Absent: None

## **APPROVAL OF THE MINUTES**

Mrs. Anderson, seconded by Mr. Williams, made a motion to approve the minutes of the February 06, 2018, 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. 411 Gurtner – 18-1002-SD

Mr. Waller presented the 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. All subdivisions are required to have an original property description map indicating the existing property lines. SLDO 260.14.A(1) *Applicant has requested a modification.*
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. Two-foot contours are required for all proposed subdivisions, unless steep slopes are encountered above 15%, at which time they can increase to five-foot contours. SLDO 260.14.A(18) *Applicant has requested a modification.*
5. Replacement septic sites are required for all subdivisions. There are not any designated on the plans. SLDO 260.14.A(25) *Applicant has requested a modification.*
6. PA DEP Sewage Planning Module approval OR Non-building waiver is required to be submitted for the site. SLDO 260.14.B(2)
7. 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. SLDO 260.22.A(7) *Applicant has requested a modification.*
8. Curbing is required for all proposed subdivisions within 1000 feet of a subdivision with curbing. SLDO 260.24.B(1) *Applicant has requested a modification.*
9. Sidewalks are required along the frontage of the property. SLDO 260.25.A – *Applicant has requested a modification.*
10. A double frontage lot is required to have a minimum twenty-foot wide planting screen easement to restrict lot access from the secondary roadway. SLDO 260.28.B
11. Ordinance required that all proposed subdivisions within one thousand feet of a public water system must extend and connect to the system. SLDO 260.29.A(1) *Applicant has requested a modification.*

12. Ordinance requires that all proposed subdivisions within one thousand feet of a public sewer must extend and connect to the system. SLDO 260.30.A(1) *Applicant has requested a modification.*

**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 260.14.A(1) – Original Property Description.
2. SLDO Section 260.14.A(18) – Contour Intervals.
3. SLDO Section 260.14.A(25) – Replacement Septic Sites.
4. SLDO Section 260.22.A(7) – Roadway/Cartway widening.
5. SLDO 260.24.B(1) – Curbing along street.
6. SLDO 260.25.A – Installation of sidewalks.
7. SLDO 260.29.A(1) – Connection to Public Water.
8. SLDO 260.30.A(1) – Connection to Public Sewer.

**Modification Request action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260.14.A(1) – Original Property Description. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification of SLDO Section 260.14.A(18) – Contour Intervals. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mr. Mehaffey made a motion to approve the modification of SLDO Section 260.14.A(25) – Replacement Septic Sites. Mr. Stouffer seconded the motion. Mike Mehaffey – Aye, Jason Stouffer – Aye, Michael Thompson – Aye, Anne Anderson – Nay, H. Adam Williams - Nay. The motion carried.

Mrs. Anderson made a motion to approve the modification of SLDO 260.22A(7) – Roadway/Cartway widening. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B(1) – Curbing along street. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification SLDO 260.25.A – Installation of sidewalks. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification SLDO 260.29.A(1) – Connection to Public Water. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification SLDO 260.30.A(1) – Connection to Public Sewer. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

### **Subdivision Plan Action:**

Mrs. Anderson made motion to approve the plan subject to the comments in the Planning Commission Memorandum dated March 5, 2018, by Codes Director Stephen Waller. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

### 2. Fairview Crossroads – 17-1008-LD

Mrs. Anderson made a motion to table this matter. Mr. Mehaffey 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

This matter was left tabled at the request of the applicants.

2. Fairview Township Yard Waste/Recycling Center
3. Fairview Summit – 17-1003-LD

### **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 7:28 PM.