

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 3, 2020

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:03 PM

ROLL CALL

Present:

Chairman	Michael E. Thompson
Member	Michael Mehaffey, P.E.
Member	Jason Stouffer
Member	Anne K. Anderson, P.E.
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Codes Assistant	Chris H. Strump

Absent:

Member	H. Adam Williams, P.L.S.
--------	--------------------------

Stormwater Engineer	Mike Knouse, P.E.
---------------------	-------------------

APPROVAL OF THE MINUTES

Ms. Anderson made a motion to approve the minutes of the February 04, 2020, meeting as presented. Mr. Mehaffey seconded. 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. 505 Fishing Creek Road – 20-1001-SD

Mr. Waller presented this matter to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

1. Buffer yard plantings will be required for the areas adjacent to residential uses and zoning districts per ZO 300.33

Subdivision Comments:

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 this requirement.*
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. There is a note that has been added to the plan indicating a blanket easement will be established for “ingress, egress, regress and utility easements”. The recording information for this document will need to be reflected on this plan. SLDO 260.14.A(17)
4. Ordinances require that all subdivisions 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 Fishing Creek Road frontage. SLDO 260.22.A(7)

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 260.14.A(15) Existing Features adjacent properties.
2. SLDO 260.14.A(1) Plan Scale
3. SLDO 260.15.B(4) Stormwater Management

Engineer Comments from Mike Knouse, P.E., at Rettew:

Mr. Waller presented the Planning Commission with a letter dated February 28, 2020, and entered the following comments into the record:

Zoning:

1. The setbacks on the rear portion of Lot 2A need to be revised to reflect the RS Single-Family Residential district as there is a 30-foot dimension that does not meet the zoning requirements.
2. The applicant needs to demonstrate compliance with the buffer yard requirements (§ 300-33).

3. The parking schedule needs to be revised to include the required and provided loading spaces on each lot (§ 300-56.B). All loading spaces need to be clearly identified on the plan.

Subdivision and Land Development:

1. All certificates need to be completed prior to recording the plan (§ 260-14.A.12, 260-14.A.13). In addition, the Certificate of Accuracy needs to be provided as a signature line. Also, the Storm Drainage Plan Certificate needs to be removed.
2. The available and required sight distance and associated roadway data for the existing access drive needs to be provided (§ 260-14.A.19).
3. All existing stormwater facilities within the proposed subdivision need to be provided on the plan (§ 260.14.A.15).
4. Provide a draft of any proposed protective covenants running with the land, if any (§ 260-14.A.27)
5. A defined easement around the watercourse needs to be provided (§ 260-335.C.6.b). The drainage and sewer easement is pointing to the building setback line. Clarification needs to be provided.
6. The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan.
7. A cross access easement and maintenance agreement for the access drive needs to be provided.
8. A draft easement agreement for pedestrian access, maintenance, and utilities needs to be furnished for review by the Township solicitor.

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SLDO 260.14.A(15) – Existing Features adjacent properties. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
2. Mrs. Anderson made a motion to approve the modification of SLDO 260.14.A(1) – Plan scale. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
3. Mrs. Anderson made a motion to approve the modification of SLDO 260.15.B(4) – Stormwater Management plan. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
4. *After discussion, the applicant's representative requested a modification of cartway requirements.* Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway width. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve the plan subject to Zoning Comment 1, Subdivision Comments 2 and 3, and General Comment 1 in the Memorandum by Codes Director Steve Waller, dated February 24, 2020, and subject to Zoning Comments 1 through 3 and Subdivision and Land

Development comments 1 through 8 in the letter from Mike Knouse, P.E., at Rettew dated February 28, 2020. 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 Road – 17-1012-LD

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

Mr. Waller presented this matter to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

All 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 comments associated with the review of the Traffic Impact Study by McMahon and Associates will have to be addressed. SLDO 260.14A(28) and 260.34.B(1)A
4. PennDOT HOP approval will need to be submitted for the proposed improvements along Old York Road and Fishing Creek Road prior to building permit issuance. SLDO 260.14.B(3) & 260.15.B(2)
5. The approved improvement guarantee will need to be provided for the proposed public improvements on the site along with an executed Developer Agreement prior to final plan recording. SLDO 260.16(A) and 260.17(A)(3)
6. An engineer's escrow will be required in the amount of 4% of the bond total will be required with the final plans. SLDO 260.19(C)
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. The plans depict improvements to Old York Road in front of the property. Due to this road being a PennDOT road, consultation and approval will be required from PennDOT to determine any required improvements. SLDO 260.22.A(7)

8. PAWC will need to provide written approval of the proposed public water availability to the site. SLDO 260.15.B(9) & 260.29(B)
9. Compliance with township recreation requirements is not depicted or shown on the plans. If land is not proposed for dedication a fee in lieu can be offered to comply with the ordinances. The fee is calculated on disturbed acreage. The plans indicate 10.5 acres disturbed / \$1000 per acre = \$11,000. SLDO 260.14.B(9) & 260.33
10. A Traffic Impact Fee will be required for each new PM vehicle trip in accordance with ordinance requirements and the Act 209 Traffic Impact Fee Assessment. See McMahon review letter and report dated December 8, 2017. SLDO 260.61.B

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 260.10 – Preliminary Plan submittal requirements. *Approved by BOS on 01/29/2018.*
2. SLDO 260.24.B(2) – Curbing requirements. *Approved by BOS on 03/25/2019.*
3. SLDO 260.25.A – Sidewalk requirement. *Approved by BOS on 03/25/2019.*

Engineer Comments from Mike Knouse, P.E., at Rettew:

Stormwater Management:

1. Approval from PA DEP for all encroachments to waters of the Commonwealth needs to be obtained (§ 252-10.K, 252-16.B)
2. An Operation and Maintenance (O&M) Agreement needs to be provided and recorded in the Recorder of Deeds office (§ 252-30).
3. A letter needs to be provided from PPL stating that grading may occur in their right-of-way.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve the plan subject to Subdivision Comments 1 through 10 and General Comment 1 in the Memorandum by Codes Director Steve Waller, dated February 21, 2020, and subject to Stormwater Management comments 2 and 3 in the letter from Mike Knouse, P.E., at Rettew dated February 28, 2020. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2020-02: William L. and Kristen M. Holjes, 8 Cypress Place, Camp Hill, PA 17011. The Applicants are requesting a Variance to Fairview Township Zoning Ordinance §300-20 – Permitted Uses, Residential Mixed Use District or a Special Exception pursuant to Ordinance §300-4 – Interpretation and uses not otherwise provided for, for the purpose of operating a landscaping service business at the property located at 844 Fishing Creek Road, New Cumberland, PA 17070, which is in the Residential Mixed Use Zoning 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 6:33 PM.