

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 06, 2021

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:02 PM

ROLL CALL

Present:

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

Absent: None

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the minutes of the March 02, 2021, 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

There were no Subdivision Plans.

LAND DEVELOPMENT PLANS

1. Fairview Elementary – 19-1009-LD

Mr. Waller presented the revised plans dated March 23, 2021, to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

1. A buffer yard with plantings is required for areas of the property that are adjacent to residential uses or properties. Existing vegetation can be used to satisfy the requirements IF it is located on the subject property and can meet the buffering requirements. Some infill may needed in places ZO 300.33 Table 7-1

Subdivision Ordinance:

1. The plans do not have the required seal and signatures for the engineer/surveyor. 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. Sidewalk locations are not depicted on the plans. SLDO 260.14.A(26) & 260.25.A *Applicant is requesting a modification of these requirements.*
4. Is there any proposed expansion of the water system to provide hydrant(s) on site? If there are changes, they must be reflected on the plans. SLDO 260.14.A(26)
5. The submitted traffic impact study will need to be reviewed and approved for the site by the Township Traffic Consultant. When those comments are available, they will be forwarded accordingly. SLDO 260.14.A(28)& 260.34(B)(1)(b)
6. A copy of the approved York County Conservation Erosion and Sedimentation Plan and NPDES approval will need to be submitted. SLDO 260.14.B(1) & 260.15.B(1)
7. A copy of the approved PADEP Sewage Planning Module for the land development will need to be submitted. SLDO 260.14.B(2)
8. All proposed site improvements for the site, shall include an improvement guarantee in the form of financial security which shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. An estimate of these improvements will need to be submitted for approval. SLDO 260.17
9. Ordinances require that all subdivision and 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. This would be for the frontage along Lewisberry Road. SLDO 260.22.A(7) & 260.22.B(2) *Applicant is requesting a modification of this requirement.*
10. Curbing is required along the frontage of the property adjacent to Lewisberry Road. SLDO 260.24.B(1) *Applicant is requesting a modification of this requirement.*
11. Streetlights are required to be installed with a maximum distance of 300 feet along Lewisberry Road. SLDO 260.25.F

12. Access drives may not exceed 36' in width. The plan appears to indicate wider than 36 foot entrance into the site from Lewisberry Road. IF this is supported and approved by PennDOT, then a modification of this requirement should be requested. SLDO 260.26.C(1)
13. Ordinances require that a recreation fee shall be required in lieu of dedicating land. This fee is assessed for each acre contained on a land development plan at \$1000/acre. This fee would be due as a condition of approval. SLDO 260.33

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. SWMO 252.17.C(1)(c) -Maximum side slope for detention basin
2. SWMO 252.10.L – SWM Basin setback requirements
3. SLDO 260.10.A - Preliminary Plan Procedures
4. SLDO 260.11.B(1) - Final Plan sheet size
5. SLDO 260.22.B(1) & (2) - Street Width
6. SLDO 260.24.B - Curb Requirements
7. SLDO 260.25.A – Sidewalks

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

ZONING

1. The proposed building exceeds the maximum allowable building footprint (§ 300-16.A)
2. Buffer yards and screening need to be provided (§300–33.A). The buffer yard widths where the RL abuts the RS zone and where the RS zone abuts the existing RS zone need to be shown on the plan. In addition, the gaps within the existing evergreen and deciduous trees being utilized for the buffer will need to be filled.
3. Any wall exceeding six feet in height shall comply with Chapter 113 relating to Code Enforcement, Uniform Construction Code. Preliminary wall design, signed and sealed by the responsible professional engineer, shall be submitted for review with the plan (§ 300-37.F).
4. A Highway Occupancy Permit needs to be obtained from PennDOT for access onto a state road (§ 300-55.G, 260-14.B.3.a).

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates need to be completed prior to recording the plan (§ 260-14.A.12, 260- 14.A.13).

2. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit, if applicable, by the York County Conservation District needs to be provided (§ 260-14.B.1, 260-15.B.1, 252-16.D, 252-21.F(5)).
3. A traffic impact study needs to be provided; the traffic impact study needs to be reviewed by the Township's traffic consultant (§ 260-14.A.28, 260-34).
4. Written confirmation of the intent to serve from the public water company needs to be provided (§ 260-14.B.6).
5. A cost estimate, financial security, and a financial security agreement need to be provided (§ 260-17)
6. Subdivisions abutting existing state roads need to comply with the right-of-way and cartway requirements (§ 260-22.A.7). Plans have been submitted to PennDOT for approval.
7. The site is subject to the Traffic Impact Fee ordinance requirements (§ 260-52).
8. The proposed gate for the emergency access through the recreation area needs to be labeled on the plan; access to the gate needs to be coordinated with emergency services.
9. 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.
10. Turning movements for the fire truck access lane need to be provided. Access needs to be provided continuously around the building.
11. All signs and posts need to conform to PennDOT TC Standards; details need to be revised accordingly. The detail for the stop sign needs to be updated to reflect a breakaway post.
12. The flow direction at the entrance to the parent drop-off needs to be indicated; signage needs to be updated accordingly.
13. The applicant needs to verify the condition of the existing sanitary sewer lateral proposed to be connected to.

STORMWATER MANAGEMENT

1. The signature blocks for the developer's engineer and geologist will need to be completed (§ 252-21.D).
2. The plan shall include an operation and maintenance plan for all existing and proposed physical stormwater management facilities, as required by Subsection 260-35.G. This plan shall address long-term ownership and responsibilities for operation and maintenance in an executable agreement, as well as schedules and costs for operation and maintenance activities (§ 252- F.(9)). An agreement will need to be provided.
3. The plan shall include a notarized signature of the owner of the parcel for which the stormwater management site plan is proposed indicating that they are aware of, and will be responsible for, operation and maintenance of the facilities. The statement shall also acknowledge the stormwater

management system to be a permanent fixture that can be altered or removed only after approval of a revised plan by the Township (§ 252-21.F.(11)).

4. Any aboveground stormwater management facility shall be subject to the fencing requirements of § 260-35.C.(1)(i). A typical detail for the fencing needs to be provided on the plans.
5. Seeding information needs to be provided for the infiltration basin. Note 5 of the referenced basin detail does not specify the seed mix. In addition, note 5 of the rain garden detail indicates landscape plugs are to be installed; a planting schedule for the rain garden will be needed.
6. The minimum depth of amended soil proposed over the basin underdrain system needs to be identified in the underdrain details.
7. The applicant will need to provide evidence of approval and secure an easement for the proposed stormwater discharge alterations on the Patton property, located opposite the proposed site entrance (§ 252-16.F, 252-16.G, 26-35.A.5, 260-35.A.6).
8. Supporting calculations need to be provided for the design infiltration rates which include a factor of safety (§ 260-35.C.(4)(d)[6]).
9. The water quality calculations provided on the PCSM Spreadsheet appear to assume a pre-construction impervious land cover with higher pollutant concentrations than those used in the post-construction condition (§ 260-35.C.(5)(e)). The applicant needs to provide supporting documentation or revise the land cover conditions.
10. Discharges from piping outlets of stormwater management facilities shall be provided with a concrete level spreader to convert a point discharge to simulated sheet flow (§ 252-17.C.(1)(f)). The level spreader detail needs to indicate the depth of riprap on the upstream face of the concrete as well as the lengths and widths.
11. Evidence of approval needs to be provided for the proposed encroachment of the right turn lane and I-305 into the existing wetlands (§ 252.16.B, 260-35.A.(7)).
12. Evidence of approval from PennDOT needs to be provided for the proposed drainage facilities on SR 0114 (§ 252.16.A, 260-35.A.(8)). The applicant will also need to provide evidence of approval from all property owners affected by grading for the SR 0114 improvements.
13. The last sentence of the certificate of ownership (regarding impervious surface) on the cover sheet needs to be clarified.
14. The type of stone specified in the rain garden and basin section details needs to match the stone in the underdrain details.
15. The composition percentages in the amended soil mixture add up to 110 percent. Clarification is needed.

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SWMO 252.17.C(1)(c) – Maximum side slope for detention basin. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
2. Mrs. Anderson made a motion to approve the modification of SWMO 252.10.L – SWM Basin setback requirements. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
3. Mrs. Anderson made a motion to approve the modification of SLDO 260.10.A – Preliminary Plan procedures. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
4. Mrs. Anderson made a motion to approve the modification of SLDO 260.11.B(1) – Final Plan sheet size. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
5. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.B(1) & (2) – Street Width. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.
6. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B – Curb requirements. Mr. Stouffer seconded. Vote on the motion. Mr. Thompson – Aye; Mrs. Anderson – Aye; Mr. Mehaffey – Nay; Mr. Williams – Nay; Mr. Stouffer - Aye. The motion carried with 3 Ayes and 2 Nays.
7. Mrs. Anderson made a motion to defer the modification of SLDO 260.25.A – Sidewalks – until Fairview Township requests installation for safety. This deferment will remain in effect until the expiration of a timeline established by the Fairview Township Board of Supervisors. Mr. Mehaffey seconded. Vote on the motion. Mr. Thompson – Aye; Mrs. Anderson – Aye; Mr. Mehaffey – Aye; Mr. Williams – Nay; Mr. Stouffer - Aye. The motion carried with 4 Ayes and 1 Nay.

Subdivision Plan Action:

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

OLD BUSINESS

1. 540 Industrial Drive – 20-1004-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 the revised plans dated March 23, 2021, to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

All comments have been addressed.

Subdivision Ordinance:

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)

2. The TIS comments dated April 2, 2021 by Jodie Evans of McMahon Associates will need to be addressed. SLDO 260.14.A(28)& 260.34(B)(1)(b)
3. A copy of the approved York County Conservation Erosion and Sedimentation Plan and NPDES approval will need to be submitted. SLDO 260.14.B(1) & 260.15.B(1)
4. The site will be subject to the Traffic Impact Fee ordinance requirements. The site is located within Traffic Service Area #2, which will be subject to a fee of \$1964 per new PM peak hour trip. This fee has been established as \$39,280 based on the review of the TIS for the site. SLDO 260.50

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. Stormwater facilities within setback – SWMO 252.10.L *Approved by the BOS on 09/28/20 with conditions.*
2. Storage facility dewatering time – SWMO 252.10.M *Approved by BOS on 09/28/20 with condition of DEP approval of Managed Release concept.*
3. Maximum side slopes in basin – SWMO 252.17.C(1)(c) *Approved by the BOS on 09/28/20.*
4. Minimum Basin side slope – SWMO 252.17.C(1)(d) *Approved by BOS on 09/28/20.*
5. Preliminary Plan requirements – SLDO 260.10.A *Approved by BOS on 09/28/20.*
6. Fencing Requirements Basin – SLDO 260.35.C(3)(i) *Approved by BOS on 09/28/20.*
7. Curbing – SLDO 260.24.B(1)

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

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates need to be completed prior to recording the plan (§ 260-14.A.12, 260- 14.A.13).
2. A traffic impact study needs to be reviewed by the Township’s traffic consultant. (§ 260-14.A.28, 260-34).
3. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit, if applicable, by the York County Conservation District needs to be provided (§ 260-14.B.1, 260-15.B.1, 252-16.D, 252-21.F(5)).
4. Financial security in the amount of **\$2,339,5200.00** and a financial security agreement need to be provided (§ 260-17). Upon final approval of the Traffic Impact Study, any required improvements beyond those depicted on the plans will need to be included in the financial security amount.
5. the site is subject to the Traffic Impact Fee ordinance requirements (§ 260-52).

6. The plan identifies several existing encroachments from adjoining properties and includes removal of these encroachments; evidence of notification to the adjoining properties needs to be furnished.

STORMWATER MANAGEMENT

1. All earthmoving activities shall be reviewed and approved by York County Conservation District (§ 252-16.D, 252-21.F.(5)). Evidence of E&S and NPDES permit approval will be needed.
2. The plan shall include an operation and maintenance plan for all existing and proposed physical stormwater management facilities, as required by Subsection 260-35.G. This plan shall address long-term ownership and responsibilities for operation and maintenance in an executable agreement, as well as schedules and costs for operation and maintenance activities (§ 252- F.(9)). An agreement will need to be provided.
3. The effect of the project in terms of runoff volumes and water quality needs to be provided (§ 252-21.F.(6)). The applicant is proposing a Managed Release Concept for the basin as a post-construction BMP. The applicant will need to consult with York County Conservation District and PA DEP on the use of the Managed Release Concept in conjunction with NPDES permitting.

Traffic Comments from Jodie Evans, P.E., PTOE at McMahon Transportation Engineers & Planners:

Based on the review of the Transportation Impact Assessment (TIA), McMahon find the technical aspect of the TIA acceptable, but provide the following comments for consideration by the Township to be addressed by the applicant as part of the Land Development Plan process:

1. The site access and intersections along the site frontage to be utilized by trucks must be designed to adequately accommodate trucks simultaneously entering and exiting, including adequate radii and shoulder improvements where trucks are anticipated to utilize the shoulder. Although the proposed access to Grandview Drive will be restricted to not allow trucks, the intersection of Wyndamere Road/Lowther Road is not truck restricted. Therefore, truck turning templates must also be provided at the intersection of Grandview Drive/Industrial Drive and for potential ingress trucks turning left at Industrial Drive/Site Access. Full depth shoulders must be provided in all areas along Industrial Drive and Grandview Drive where the truck turning templates indicate the shoulders will be used by the largest anticipate vehicle.
2. The applicant must also give careful consideration to the location of signage and utilities to ensure that they are located such that they will not be easily damaged by trucks to/from this site. We have concerns with the location of some signs, as currently shown on the provided plans.

Transportation Impact Fee

In accordance with the Fairview Township Impact Fee Ordinance (Ord. No. 2015-4), the weekday afternoon peak hour trip generation of this proposed development within Fairview Township will be subject to the Township's transportation impact fee. The proposed Fairview Industrial Park Warehouse development is located in Fairview Township Transportation Service Area #2 (TSA-2), which has a Transportation Impact fee of \$1,964 per new weekday afternoon peak hour trip. Per ITE Trip Generation estimates in the TIA, the proposed Fairview Industrial Park Warehouse development is anticipated to

generate approximately 51 total trips during the weekday afternoon peak hour of adjacent street, which the applicant's engineer estimated as 20 "new" trips beyond the estimated weekday afternoon peak hour trip generation for the existing warehouse land use size, for a total estimated transportation impact fee of \$39,280. It should be noted that if the existing site development is currently operating, then the applicant should consider conducting a traffic count of the site access for trip credit consideration. The final determination of the impact fee and any potential credits, in accordance with the Act 209 law, will occur as the project moves through the Township approval process.

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B – Curbing. This approval is for the roadway only; the curbing at the entrance driveway will be installed as shown on the Plan. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve this plan subject to Subdivision Ordinance comments 1 through 4, and General Comment 1 in the April 02, 2021, Memorandum by Codes Director Steve Waller; Subdivision and Land Development comments 1 through 6 and Stormwater comments 1 through 3 in the letter from Mike Knouse dated March 31, 2021, and Traffic Engineer Jodie Evans's comments 1 through 2 and the Transportation Impact Fee comment in her letter dated April 2, 2021. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

NEW BUSINESS

There was no new business.

ZONING HEARING BOARD

Docket No. 2021-02: Joel and Jordan Northridge, 113 Green Lane Drive, Camp Hill, PA 17011. The Applicant is requesting a Variance to the Fairview Township Zoning Ordinance, §300-50 "Private household swimming pools". The Applicant is proposing to build an aboveground pool in the front yard along Oak Drive. The property is located at 113 Green Lane Drive, Camp Hill, PA 17011, and is in the Single Family Residential Zoning District.

Docket No. 2021-03: Ricky and Karen Grimm, 601 Harkins Court, Lewisberry, PA 17339. The Applicant is requesting a Variance to the Fairview Township Zoning Ordinance, §300-16 Table 4-3, "Area and Design Requirements RL Rural Living Zoning District". The Applicant is proposing to build a detached garage within the 150 foot front yard setback area. The property is located at 601 Harkins Court, Lewisberry, PA 17339, and is in the Rural Living 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 7:24 PM.