

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 1, 2018

CALL TO ORDER

Mr. Thompson called the meeting to order at 7:05 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 March 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. Valley / Willis Rd. – 18-1003-SD

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

Zoning Ordinance:

No comments.

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. PA DEP Sewage Planning Module approval OR Non-building waiver is required to be submitted for the site. SLDO 260.14.B(2)
4. 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.*
5. 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 260.10.A – Plan sheet size 22 X 34
2. SLDO Section 260.30.A(1) – Connection to Public Sewer.
3. SLDO Section 260.22.A(7) – Cartway improvements.

Modification Request action:

Mr. Mehaffey made a motion to approve the modification of SLDO 260.10.A – Plan sheet size. Ms. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

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

Mr. Mehaffey made a motion to approve the modification SLDO 260.22A(7) – Cartway improvements. Ms. Anderson 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 April 25, 2018, by Codes Director Stephen Waller and subject to all stormwater management and NPDES requirements being met at the time a building permit was applied for. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

2. Lot 2 and 3 Shettel Farm – 18-1004-SD

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

Zoning Ordinance:

No comments.

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)

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.
2. The existing agreement between the BOS and DCM Development regarding the improvements to Schoolhouse Road need to be finalized and should be completed prior to action on this plan.

Modifications:

1. SLDO Section 260.14.A(1) – Original Property Description.
2. SLDO Section 260.14.A(15) – Existing Features on adjacent land.
3. SLDO Section 260.22.A(7) – Roadway/Cartway widening Schoolhouse Lane

Modification Request action:

Ms. 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.

Ms. Anderson made a motion to approve the modification SLDO 260.14.A(15) – Existing Features on adjacent land, contingent upon a note being added to the plan that stated no well or septic can be within 100 feet of the property. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

The modification request for SLDO 260.22A(7) – Roadway/Cartway wideing Schoolhouse Lane was withdrawn by Chris Hoover.

Subdivision Plan Action:

Mrs. Anderson made motion to approve the plan subject to the comments in the Planning Commission Memorandum dated April 25, 2018, by Codes Director Stephen Waller and subject to the addition of the note on the plan that no well or septic can be within 100 feet of the property. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

3. Lot 45 and 46 Olde Forge Crossing – 18-1005-SD

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

Zoning Ordinance:

No comments.

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)

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(15) – Existing Features on adjacent land.
3. SLDO Section 260.15.B(4) – Final Stormwater Plan

Modification Request action:

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

Ms. Anderson made a motion to approve the modification SLDO 260.14.A(15) – Existing Features on adjacent land, contingent upon a note being added to the plan that stated no well or septic can be within 100 feet of the property. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

Ms. Anderson made a motion to approve the modification of SLDO 260.15.B(4) – Final Stormwater Plan, and deferring all stormwater requirements to be handled in the building permit process. Mr. Williams 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 April 25, 2018, by Codes Director Stephen Waller, subject to the addition of the note on the plan that no well or septic can be within 100 feet of the property, and subject to all stormwater requirements being deferred until the building permit application. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

4. Lot 95 and 99 Green Lane Drive – 18-1006-SD

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

Zoning Ordinance:

No comments.

Subdivision Ordinance:

1. The plans do not reflect an original property description plan. 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. Existing flood plain is not delineated on the plans. Ordinances require the exact elevation in the AE Floodplain; the location and elevation of the benchmark used; and the contours within the floodplain area at two or five intervals. SLDO 260.14A(16) and 160.14.B(4 a-c)
5. The existing features are not shown on the plan (soils, slopes, wetlands) SLDO 260.14.A(16) *Applicant has requested a modification*
6. Plan are required to show two foot contours. SLDO 260.14.A(18) *Applicant has requested a modification of the requirements.*
7. Exiting driveway sight triangles are not indicated on the plans. SLDO 260.14.A(19)

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(1) – Original Property Description
2. SLDO 260.14A(16) – Existing Features

3. SLDO 260.14.A(18) – Two foot contours
4. SLDO 260.31.A(1) – Sanitary Sewer connection

Modification Request action:

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

Anderson made a motion to deny the modification of SLDO 260.14.A(16) – Existing Features. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

Anderson made a motion to deny the modification of SLDO 260.14.A(18) – Two foot contours. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

Anderson made a motion to approve the modification of SLDO 260.31.A(1) – Sanitary Sewer connection. Mr. Mehaffey seconded the motion. Vote on the motion. Anne Anderson – Aye, Mike Mehaffey – Aye, Jason Stouffer – Aye, Mike Thompson – Aye, Adam Williams - Nay. The motion carried with three Ayes and one Nay.

Subdivision Plan Action:

Mrs. Anderson made motion to approve the plan subject to the comments in the Planning Commission Memorandum dated April 25, 2018, by Codes Director Stephen Waller. Mr. Williams 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

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

As there was not a representative in attendance, Mrs. Anderson made a motion to table the matter. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

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

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2018-02: R. Andrew and Heidi Bell, 764 Old Quaker Rd., Lewisberry, PA 17339. The Applicants are requesting a Special Exception to the Fairview Township Zoning Ordinance, §300-15 for a Home Occupation to operate a personal training studio at their home. The Ordinance requirements for home occupations are at §300-76.J. The property is located at 764 Old Quaker Road, Lewisberry, PA 17339, and is in the Rural Living Zoning 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 8:16 PM.