FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 12, 2020

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:00 PM. This meeting was held virtually due to COVID-19 and under order of the Governor of Pennsylvania. Members attended the meeting via video chat and/or via telephone.

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.

Absent:

Codes Assistant	Chris H. Strump
Stormwater Engineer	Mike Knouse, P.E.

APPROVAL OF THE MINUTES

Ms. Anderson made a motion to approve the minutes of the March 03, 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. 453 Lewisberry Road – 20-1002-SD

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

Zoning Comments:

1. Note # 9 should be revised to reflect that the non-conformity only exists on Lot 1. ZO 300.79

Subdivision Comments:

1. The plans do not depict an original property description as required. SLDO 260.14.A (1)

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. The existing access easement for Lot 1 onto Lewisberry Road? If so, recording information is required. SLDO 260.14.A(17)

5. Approval by Pennsylvania American Water Company for water and sewer for Lot1A must be submitted. SLDO 260.14.B(6) and SLDO 260.14.B(10)

6. A copy of the approved DEP Planning Module exemption is required. SLDO 260.14.B(2)

7. Cul-de-sac streets shall not provide access to more than 25 dwelling units. SLDO 260.22D(4)
   Applicant is requesting a modification of this requirement.

8. The plan does not depict installation of sidewalks. SLDO 260.25A
   Applicant is requesting a modification of this requirement.

General Comments:

1. Pursuant to Fairview Township's Act 209 Traffic Impact Fee ordinance, a fee will be imposed for each new PM vehicular trip associated with the development at a rate of $1,583.00/new trip. A letter should be provided assessing new traffic volumes, so that it can be reviewed by the Traffic Consultant. ACT 209 Traffic Impact Fee Ordinance.

2. Note #7 refers to the old section of the SLDO ordinance. It should be SLDO Sec. 260.31

3. The Stormwater note #10 should be revised to reflect "Lot 1A" and not Lots 3, 4, 5.

4. A 20" wide planting screen easement is shown across the front of Lot 1A. This should be removed.

5. The new address for Lot #1A, if the plan is approved, will be "2 Timber Lane".

6. All plans have to comply with Resolution 2008-13, which states that all accounts with the township must be current and not delinquent.

Modifications:

1. SLDO 260.22.A(7) Roadway widening

2. SLDO 260.24.B(1) Installation of curbing

3. SLDO 260.25A Installation of sidewalk

4. SLDO 260.22.D(4) Number of homes on a Cul-de-sac

5. SLDO 260.14.A(20 Installation of Street Lights

<u>York County Planning Commission comments:</u>

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

Zoning:

1. The impervious lot coverage and vegetative cover for Lot 1 should be indicated on the plan (s.300-21.A).

Subdivision and Land Development:

1. The following information should be shown on or provided with the plan:

   A. The "Certification and Dedicatory Block" should be signed by the owner and notarized (s.260-14.A.13).

   B. The dated signature and seal of the surveyor (s.260-14.A.12).

   C. A separate drawing titled "The Original Property Description" (s.260-14.A.1)

   D. Proof that the modification requests were granted (s.260-15.A.7)

   E. The Tax Map and Parcel Number under Site Data should be noted as 27000RF00860000000 (s.260-14.A.9)

   F. A primary control point (s.260-14.A.22)

   G. Any required Sewage Facilities Planning Module or exemption (s.260-14.B.2)

   H. A certified letter from the Authority (Suez) that water and sewer are available to serve Lot 1A (s.260-15.B.12)

   I. The cartway width for Timber Lane (s.260-15.B.6)

Modification Request Action:

1. Mr. Williams made a motion to approve the modification of SLDO 260.22.A(7) – Roadway widening. Mr. Stouffer seconded. Vote on the motion. Mike Thompson – Aye; Anne Anderson – Nay; Mike Mehaffey – Aye; Adam Williams – Aye; Jason Stouffer - Aye. The motion carried with four (4) Ayes and one (1) Nay.

2. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B(1) – Installation of curbing. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

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

4. Mr. Williams made a motion to approve the modification of SLDO 260.22.D(4) – Number of homes on a cul-de-sac. Mr. Stouffer seconded. Vote on the motion. Mike Thompson – Aye; Anne Anderson – Nay; Mike Mehaffey – Aye; Adam Williams – Aye; Jason Stouffer - Aye. The motion carried with four (4) Ayes and one (1) Nay.

5. Mrs. Anderson made a motion to deny the modification of SLDO 260.14.A(20) – Installation of Street Lights. Mr. Mehaffey seconded. Vote on the motion. Mike Thompson – Nay; Anne Anderson – Aye; Mike Mehaffey – Aye; Adam Williams – Aye; Jason Stouffer - Nay. The motion carried with three (3) Ayes and two (2) Nays.

6. Mrs. Anderson made a motion to approve the modification of SLDO 260.14.A(1) – Original Property Description. Mr. Williams 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 1 through 8, and General Comments 1 through 6 in the Memorandum by Codes Director Steve Waller, dated March 23, 2020, and subject to Zoning Comment 1 and Subdivision and Land Development Comment 1A through 1I in the letter from Michael Shaffer at York County Planning Commission dated April 1, 2020. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

LAND DEVELOPMENT PLANS

There were no new Land Development Plans.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2020-03: Paul Holzer and Matthew Shellhammer, 747 Ridge Road, Lewisberry, PA 17339. The Applicants are requesting a variance to the sideyard setback requirement of 30 feet under §300-16 of the Zoning Ordinance. The Applicants are proposing to construct an addition to the attached garage which would be 22 feet from the side property line. The property is located at 747 Ridge Road, Lewisberry, PA 17339, and is in the Rural Living District

Docket No. 2020-04: Bradley Parfitt, 2318 Abbey Lane, Harrisburg, PA 17112. The Applicant is requesting a special exception pursuant to the Fairview Township Zoning Ordinance §300-15 for an accessory apartment in a single-family detached dwelling. The property is owned by the Applicant, located at 1022 Pinetown Road, Lewisberry, PA 17339, and is in the Rural Living 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 6:35 PM.