

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 04, 2021

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:06 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 April 06, 2021, meeting as presented. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

DISCUSSION AND CORRESPONDENCE

There were letters received by mail addressed to each member of the Planning Commission regarding the Green Lane Meadows Sketch Plan. Staff distributed the letters appropriately.

SUBDIVISION PLANS

1. 1186 Lewisberry Road – 21-1005-SD

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

Zoning Ordinance:

1. The proposed subdivision is located in the Rural Living Zoning District off of Lewisberry Road. The lot width criteria for a lot in this area would be a minimum of 350 feet wide due to Lewisberry

Road being classified as an Arterial Road. Proposed lot # 1 would have to be adjusted to meet this requirement. ZO 300.16.A, Table 4-3

2. Due to Lewisberry Roads status as an Arterial Road, the front yard setback is a minimum of 150 feet. ZO 300.16.A, Table 4-3

Subdivision Ordinance:

1. The proposed plan does not include an Original Property description. SLDO 260.14.A(1) *Applicant is requesting a modification of this requirement.*
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. Proposed sanitary sewer lateral connection/ approved design will need to be submitted. SLDO 260.14.A(23)
5. PA DEP Planning Module and Township SEO approval will be required for the proposed subdivision IF public sewer is waived for the plan. SLDO 260.14.B(2)
6. Ordinances require that a proposed subdivision that is located on roads that are not to township standards for CARTWAY width would need to bring that frontage of the property to township standards. This would apply for the frontage along Lewisberry Road. SLDO 260.22.A(7) & 260.22.B(2) *Applicant is requesting a modification of this requirement.*

Modification Request Action:

1. 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.
2. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway Widening. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
3. Mrs. Anderson made a motion to approve the modification of SLDO 260.30.A(1) – Connection to Public Sewer. 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 Ordinance comments 1 and 2, Subdivision Ordinance comments 1, 2, 3, 5, 6 and 7, and General Comment 1 in the April 30, 2021, Memorandum by Codes Director Steve Waller. Mr. Stouffer seconded. Vote on the motion. All Aye. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

SKETCH PLANS

1. Green Lane Meadows – 21-1003-Sketch

Mr. Waller presented the sketch plans dated April 1, 2021, to the Planning Commission and read the following staff comments into the record:

The plans dated April 1, 2021 have been given a general review to Fairview Township Ordinances. Sketch plans are reviewed by staff as well as the Planning Commission. Due to the plans being a non-formal submittal, no formal action will take place on any facet of the plan. Advice and opinions given on the sketch plan are informal in nature and not binding. Staff has compiled the following comments:

- Is the entire farm going to be incorporated into the development including the existing homestead, secondary home and all the farm buildings? The plans show these structures on common areas?
- There appear to be numerous encroachments of existing accessory structures along the norther common boundary line with the existing residential homes. There will need to be some clarity as to how these will be addressed from a zoning standpoint with the preliminary plan submittal.
- The numerous common areas will be required to maintained by an HOA due to the stormwater aspects of these areas. Who will be responsible for the non-swm areas (yellow Breeches Creek, old homestead)?
- The development will have to comply with the township recreation requirements. This would be either an assessment of \$1000/per lot OR an area of the development (along the Yellow Breeches Creek) could have improvements made and offered for dedication in lieu of the fees.
- Any proposed street lighting should match the street lighting in the adjacent development (Green Lane Manor) as well as be provided along Green Lane Drive and Limekiln Roads.
- The plans show different proposals for improvements to Green Lane Drive with sidewalk. Staff is split on option #2 & #3.
- Staff is comfortable with the proposed improvements for Limekiln Road in options #2 & 3.

Township Engineer Drew Bitner noted the street improvement options proposed on the Sketch Plan and the need for sidewalks.

Mike Knouse, P.E., at Rettew addressed the Planning Commission and discussed the following concerns he noted on the Sketch Plans: the airport overlays over the area, several stormwater concerns relating to the property and road improvements, sight distance concerns at the Limekiln Road and Green Lane Drive intersection, and recreation areas.

The developer's representatives Bony Dawood and Tom Godfrey of Dawood Engineering, Inc., gave a brief description of the concept and their ongoing designs for the plan based off of comments received from Fairview Township staff and engineers.

Chairman Thompson opened the floor to the public that was in attendance in-person and virtually. Residents raised concerns including traffic, privacy, property values, property line and encroachment issues,

sidewalks, and biking safety. The Planning Commission listened and noted all of their concerns and thanked them for their input.

This being a Sketch Plan, there was no action taken by the Planning Commission.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no new business.

ZONING HEARING BOARD

Docket No. 2021-04: Matthew and Amanda Bitner, 321 Lamp Post Lane, Etters, PA 17319. The Applicants are requesting a variance to the rear-yard setback requirement of 35 feet under § 300-21 Table 5-3, “Area and Design Requirements RS Single-Family Residential Zoning District” of the Zoning Ordinance. The Applicants are proposing to construct a deck and covered patio which would be 28 feet from the rear property line. The property is located at 321 Lamp Post Lane, Etters, PA 17319, and is in the Single-Family Residential District.

Docket No. 2021-05: West Shore School District, 507 Fishing Creek Road, P.O. Box 803, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 300-16.A, Maximum Allowable Footprint - 25,000 square feet to construct a school with total square footage of 76,162 square feet at 480 Lewisberry Road. The property is owned by the Applicant and is located in the Rural Living and the Single-Family Residential Zoning Districts.

ADJOURNMENT

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Stouffer. Vote on the motion. All Aye. The motion carried at 7:31 PM.