

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 4, 2019

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:00 PM

ROLL CALL

Present:

Chairman

Member

Member

Member

Member

Codes Director

Codes Assistant

Michael E. Thompson

Anne K. Anderson, P.E.

H. Adam Williams, P.L.S.

Michael Mehaffey, P.E.

Jason Stouffer

Stephen M. Waller

Chris H. Strump

Absent:

Township Engineer

Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Mehaffey, made a motion to approve the minutes of the March 05, 2019, 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. Fairview Industrial – 19-1003-SD

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

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

NOTE: There are several comments that were unchanged from the first review of the plans. If the applicant cannot comply with those requirements, the appropriate way to defer or be relieved of those requirements would be to submit and ask for modifications.

Zoning Ordinance Comments:

1. Upon review of an aerial photo of the properties subject to this submittal, there is an existing fence that crosses several property lines associated with 27000QG0127D. this fence, if still in existence, should also be incorporated into the no-conforming note that is on the plans since it crosses several property lines. ZO 300.80
2. A second and possibly third building appear on this same aerial photo on lot 27000QG0127A to the rear. They both appear close to the property lines. If these are structures, they should be added to the plan and if determined to be non-conforming for setback reasons, they too should be added to the non-conforming note. ZO 300.80

Subdivision Ordinance Comments:

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
2. As noted above, the Existing Features plan does not appear to show all relevant features. The fence noted in Zoning Comment #1 that is primarily located on 27000QG0127D appears to cross onto 27000QG0127G and 27000QG0127H, has not been depicted on the plans. This fence also crosses over a portion of property that is not subject to this subdivision plan – 27000QG0127B? The noted buildings in Zoning Comment #2; are these structures still there? If so, they should be noted and reflected on the plan. SLDO 260.14.A(15)
3. The revised plans note Industrial Drive as a 22' paved cartway and depict a 22' wide dimension. However, the paved surface of the existing roadway is 30'; please clarify? SLDO 260.14.A(15)
4. Existing sanitary sewer line is not depicted to the structure on the following two parcels 27000QG0127H, 27000QG0127G, and 27000QG0127A? Is there sewer to either of the rear structures on 27000QG0127A? Water to those structures? SLDO 260.14.A(15)
5. Based on the proposed changes to properties, any existing easements will have to be reevaluated to address the new lines OR new easement will have to be created. There are numerous conflicts with stormwater structures, access, utility lines (both on and off the subject property) that should be clarified with easements of some type (access or maintenance) to prevent future ownership/maintenance/access concerns. Some of these easements were depicted on an earlier subdivision/land development plan for the

properties completed in 2001 (York County Plan Book RR, Page 126). SLDO 260.14.A(17)

6. Street lights are not depicted on the plans along the proposed roads? SLDO 260.14.A(20) and 260.25.F
7. Ordinances require that all subdivisions that abut a township or state road that are not to township standards for cartway width be required to bring that portion of the properties frontage up to township standards. The plans do not depict any improvements to Lowther Road and Industrial Drive frontages. 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 Section 260.14.A(1) – Original Property Description (Scale)

Township Engineer Comments:

1. Location Map: T881 is Grandview Circle, NOT Grandview Drive.
2. There are wetlands on these properties immediately behind 509 Industrial Rd.
3. There are 4 concrete monuments shown on Sheet 2, but only 3 shown on sheet 3.
4. The Primary Control Point should be a Concrete Monument.

Modification Request and Subdivision Plan Action:

Mr. Mehaffey made a motion to table the modification request and the plan. Mrs. Anderson 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

2. Fairview Crossroads – 17-1008-LD
3. Fairview Township Yard Waste/Recycling Center
4. Fairview Summit – 17-1003-LD
5. Crossroads Middle School

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2019-05: Frederick Thompson, Jr., 115 Yellow Breeches Drive, Camp Hill, PA 17011. The Applicant is requesting a variance to the sideyard setback requirement of 10 feet under section 300-21 of the Zoning Ordinance. The Applicant is proposing to construct a carport attached to the existing residence which would be 4 feet from the side property line. The property is located at 115 Yellow Breeches Drive, Camp Hill, PA 17011, and is in the Single Family Residential 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 6:45 PM.