

# **SPECIAL MEETING OF THE FAIRVIEW TOWNSHIP PLANNING COMMISSION**

June 25, 2018

## **CALL TO ORDER**

Mrs. Anderson called the special meeting to order at 6:00 PM

## **ROLL CALL**

Present:

Member	Anne K. Anderson, P.E.
Member	H. Adam Williams, P.L.S.
Member	Michael Mehaffey, P.E.
Member	Jason Stouffer
Township Solicitor	Dave Jones
Township Engineer	Drew Bitner, P.E.

Absent:

Chairman	Michael E. Thompson
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump

## **LAND DEVELOPMENT PLANS**

### 1. FedEX Parking Expansion – 17-1007-LD

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

In Mr. Waller's absence, Mr. Jones addressed the Planning Commission members and discussed the agreement the township staff and FedEX had negotiated regarding the required Traffic Impact Fees in order to get the land development plan acted on favorably by the Planning Commission and the Board of Supervisors. Specifically, FedEX agreed to pay an initial TIF of \$25,532.00 as outlined in Jodie Evans letter dated June 22, 2018 and will have a new traffic count done in their peak season (October – December). Depending on the results of the new traffic count, FedEX has agreed to pay a TIF up to double the amount of \$25,532.00.

Mr. Jones then presented the Planning Commission with a copy of staff comments which were read into the record:

## **Zoning Ordinance:**

No comments.

## **Subdivision Ordinance:**

1. Ordinance requires that the Original Property Description plan be depicted at a scale of 1" = 400'. SLDO 260.14.A(1) *Applicant has requested a modification of these requirements. BOS approved request on 07/31/2017.*
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. Street lights are not on the plans along Industrial Drive? SLDO 260.14.A(20) and 260.25.F. *Applicant has requested a modification of these requirements. BOS Approved request on 07/31/2017.*
5. A bond in the amount of \$3,422,013.10 will be required for the proposed improvements on the site along with an executed Developer Agreement. SLDO 260.17(A) and 260.14(A)(3)
6. An engineer's escrow will be required in the amount of \$87,390.35. This is 4% of the bond total, prior to the contingency being added. A check will need to be provided to the township prior to plan recording.
7. Curbing is required along roadways of a proposed plan within 1000 feet of an existing curb line. The site is now being developed along Industrial Drive which does not have curbs. SLDO 260.24.B(1). *Applicant has requested a modification of these requirements. BOS approved request on 07/31/2017.*
8. The maximum number of access drives providing ingress/egress to a site is two. The existing site has 4 and a new access drive is proposed. SLDO 260.26.C(2) *Applicant has requested a modification of these requirements. BOS approved request on 07/31/2017.*
9. Compliance with township recreation requirements is required. The applicant has indicated by note that a fee in lieu of dedication of land will be made. These fees will be assessed at \$1000.00 / disturbed acre (7.93 acres disturbed = 8 ac) \$8,000.00 recreation fee is required. SLDO 260.33.B(2)
10. A Traffic Impact Fee will be required for each new PM vehicle trip in accordance with ordinance requirements. This fee will initially be \$25,532 as noted in the Traffic Consultants review letter with the possibility of adjusted fees based on the future traffic counts. SLDO 260.61.B

**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. Original Property Description at a scale of 1" = 400' – SLDO 260.14.A(1) *BOS Approved request on 07/31/2017*
2. Street lights along Industrial Drive – SLDO 260.14.A(20) and 260.25.F *BOS Approved request on 07/31/2017*
3. Curbing is required along Industrial Drive – SLDO 260.24.B(1) *BOS Approved request on 07/31/2017*
4. Maximum number of access drives – SLDO 260.26.C(2) *BOS Approved request on 07/31/2017*
5. Minimum depth of emergency spillway – SLDO 260.35.C(3)G(g)[1]. *BOS Approved request on 07/31/2017*
6. Stormwater Basin Fencing – SLDO 260.35.C(3)(i). *BOS Approved request on 07/31/2017*
7. Basin Bottom minimum slope – SLDO 260.35.C(3)(j). *BOS Approved request on 07/31/2017*
8. Basin Side slop maximum 4:1 – SLDO 260.35.C(3)(k). *BOS Approved request on 07/31/2017*

**Land Development Plan Action:**

Mr. Williams made a motion to approve the plan subject to staff comments in the Memorandum dated June 12, 2018, and to the proposed Developer's Agreement. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

**ADJOURNMENT**

Mr. Mehaffey made a motion to adjourn the meeting, seconded by Mr. Williams. Vote on the motion. All Aye. The motion carried at 6:14 PM.