

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 2, 2019

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:01 PM

ROLL CALL

Present:

Chairman

Member

Member

Member

Codes Director

Michael E. Thompson

Anne K. Anderson, P.E.

H. Adam Williams, P.L.S.

Michael Mehaffey, P.E.

Stephen M. Waller

Absent:

Member

Codes Assistant

Township Engineer

Jason Stouffer

Chris H. Strump

Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Mehaffey, made a motion to approve the minutes of the June 04, 2019, meeting as presented. 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

There were no new Subdivision Plans.

LAND DEVELOPMENT PLANS

There were no new Land Development Plans.

OLD BUSINESS

1. Fairview Industrial – 19-1003-SD

Mrs. Anderson made a motion to untangle this matter. Mr. Mehaffey 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:

Zoning Ordinance Comments:

All zoning comments have been addressed.

Subdivision Ordinance Comments:

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
2. Existing sanitary sewer line is not depicted to the structure (closest to Industrial Drive) on parcel 27000QG0127H? SLDO 260.14.A(15)
3. Based on the proposed changes to properties the existing ACCESS easements will have to be reevaluated to address the new lines OR new easement will have to be created. If the existing access easements will not be affected by the property line changes, then a note should be added referencing the easements that were depicted on the earlier subdivision/land development plan for the properties completed in 2001 (York County Plan Book RR, Page 126). SLDO 260.14.A(17) and 260.35.C(6)(a) & (b).
4. Street lights are not depicted on the plans along the proposed roads? SLDO 260.14.A(20) and 260.25.F *Applicants have requested a modification of these requirements.*
5. 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) *Applicants have requested a modification of these requirements.*

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 – 260.14.A(20) and 260.25.F – Street Lights
3. SLDO – 260.22.A(7) – Cartway Widening (Industrial and Lowther)
4. SLDO – 260.32 and 260.14.A(16) – Wetlands

Modification Request Action:

Mrs. 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.

Mrs. Anderson made a motion to approve, contingent upon a note being added to the plan referencing that Street Lights will be addressed and reevaluated in the future Land Development Plan, the modification of SLDO – 260.14.A(20) and 260.25.F – Street Lights. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve, contingent upon a note being added to the plans that cartway widening of the entire road frontage of all roads will be addressed in the future Land Development Plan, at the modification of SLDO – 260.22.A(7) – Cartway Widening (all roads). Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson made a motion to approve the modification of SLDO – 260.32 and 260.14.A(16) – Wetlands. This motion to approve the modification will require a General Note being added to the plan which states that the identification, delineation, and reporting of the wetlands located on the property is deferred until Land Development is reported on any of the properties on the plan. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve the plan contingent upon Subdivision Comments 1, 2, 3, 4, and 5, and with the addition of a General Notes being added to the plan. The General Notes will: (1) defer identification, delineation, and reporting of the wetlands located on the property until Land Development of any of the properties on the plan; and (2) will state that all access easements and stormwater easements for all lots will be addressed in any Agreements of Sale for the lots and/or will be depicted in any Land

Development Plans. Mr. Mehaffey seconded the motion. Vote on the motion. All Aye. The motion carried.

2. 575 Old York – 17-1012-LD
3. Fairview Crossroads – 17-1008-LD
4. Fairview Township Yard Waste/Recycling Center
5. Fairview Summit – 17-1003-LD
6. Crossroads Middle School

NEW BUSINESS

William R. Grace, 1705 Edgar Lane, Camp Hill, PA 17011. The applicant is requesting to rezone a parcel of land on YMCA Drive, New Cumberland, PA 17070. The current zoning of the parcel is Rural Living (RL) and the applicant is requesting to rezone it to Single Family Residential (RS).

ZONING HEARING BOARD

There were no new Zoning Hearing Board applications.

ADJOURNMENT

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 6:40 PM.