

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 06, 2021

CALL TO ORDER

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

ROLL CALL

Present:

Chairman

Michael E. Thompson

Member

Anne K. Anderson, P.E.

Member

H. Adam Williams, P.L.S.

Member

Michael Mehaffey, P.E.

Stormwater Engineer

Mike Knouse, P.E.

Codes Assistant

Chris H. Strump

Member

Jason Stouffer

Codes Director

Stephen M. Waller

Township Engineer

Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the minutes of the June 01, 2021, meeting as presented. Mr. Williams 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. Oak Hill, Phase II – 21-1007-SD

Mr. Knouse presented the revised plans dated June 25, 2021, to the Planning Commission and read the following staff comments into the record:

Zoning Comments:

No Comments.

Subdivision Ordinance:

1. The surveyor signature and seal are required to be on the plans. SLDO 260.14.A(12)
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. The submitted public improvement bonding estimate will need to be approved by the Township Engineer and the appropriate financial security will need to be placed. SLDO 260.17
4. A copy of the currently approved or extended NPDES/YCCD E&S permit will need to be submitted (what was supplied was the DEP Planning Module approval.) SLDO 260.15.B(1)
5. Compliance with township recreation fee in the amount of \$1,000 per lot X 13 = \$13,000, shall be met prior to plan recording. SLDO 260.33.B

General Comments:

6. NEW – the Sewage Enforcement Officer has noted that it would be to everyone's benefit if the existing identifying information for the remaining soils testing (percolation and probes) could be transferred to the plan of record.
7. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the township must be current and not delinquent.

Modifications:

8. Cartway widening improvements along Oak Hill Road. SLDO 602.1.G & 602.2.C
BOS approved with preliminary plan on April 30, 2012. Old Ordinance sections.
9. Cul-de-sac intersections with other cul-de-sacs. SLDO 602.4.B
BOS approved with preliminary plan on April 30, 2012. Old Ordinance sections.
10. Stormwater basin fencing requirements. SLDO 701.3.C.9
BOS approved with preliminary plan on April 30, 2012. Old Ordinance sections.
11. Placement or construction of structures within a stormwater easement. SLDO 701.3.F.4
BOS approved with preliminary plan on April 30, 2012. Old Ordinance sections.

Engineer Comments from Mike Knouse, P.E., at Rettew:

SUBDIVISION AND LAND DEVELOPMENT

1. All certificates need to be completed prior to recording the plan (§ 260-14.A.12, 260- 14.A.13).

2. Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit, if applicable, by the York County Conservation District needs to be provided (§ 260-14.B.1, 260-15.B.1, 252-16.D, 252-21.F.5). A copy of the approval for the E&S permit modification needs to be provided.
3. A cost estimate, financial security, and a financial security agreement need to be provided (§ 260-17). The cost estimate needs to be revised as follows:
 - a. The description for the Stormwater BMPs needs to be revised to include all elements included in construction.
 - b. The pavement section needs to be separated into the respective components.
 - c. Monuments and markers need to be included.
 - d. An as-built plan needs to be included.
4. A fee in lieu of dedication of park and recreation facilities needs to be provided. (§ 260-33.B).

Subdivision Plan Action:

Mrs. Anderson made a motion to approve this plan subject to submission of a document showing the extension of time for the Preliminary Plan and/or Modification Actions; Subdivision Ordinance comments 1 through 5, and General Comments 6 and 7 in the June 30, 2021, Memorandum by Codes Director Steve Waller; and Subdivision and Land Development Comments 1 through 4 in the July 2, 2021, letter from Mike Knouse, P.E., at Rettew. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

2. Sienna – Preliminary Plan – 21-1008-SD

Alpha Engineering presented the Plan to the Planning Commission. A general discussion ensued wherein the Planning Commission explained to Alpha Engineering that they will need to justify why they are asking for the modification requests that are being requested and will need to resubmit subject to the Comments generated by Codes' Director Steve Waller, Township Engineer Drew Bitner, and Mike Knouse at Rettew.

Subdivision Plan Action:

Mrs. Anderson made a motion to table this plan. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Docket No. 2021-06: Highland Motor Sales, C/O Matthew Rutkowski, 375 Saint Johns Drive, Camp Hill, PA 17011. The Applicant is requesting a Special Exception under § 300-81 (C) “Change of Nonconforming Use” of the Zoning Ordinance. The Applicant is proposing to continue the current use as a mobile home park on a portion of the property, but convert another portion of the property to an automobile sales and repair shop. The property is located at 105 Meadowbrook Road, New Cumberland, PA 17070, and is in the Village Business Zoning District.

Docket No. 2021-07: John and Brenda Rossi, 436 Marsh Run Road, New Cumberland, PA 17070. The Applicants are requesting a special exception pursuant to the Fairview Township Zoning Ordinance §300-15, Table 4-2, “Accessory apartment” and a variance pursuant to Ordinance §300-76.A.3. The applicants propose to build an attached accessory apartment approximately 1,705 square feet in area to their residence. The property is located at 436 Marsh Run Road, is owned by the applicants and is in the Rural Living District.

Docket No. 2021-08: Vadim Basov, 216 Shauffnertown Road, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, § 300.21.A Table 5-3 Accessory Structure Setbacks and § 300-50.B, “Private Household swimming pools”. The Applicant is proposing to construct an above ground pool in the front yard of a corner property. The property is located at 216 Shauffnertown Road, New Cumberland, PA 17070, and is located in the Single Family Residential Zoning District.

ADJOURNMENT

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried and the meeting was adjourned at 6:39 PM.