

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 3, 2021

## **CALL TO ORDER**

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

## **ROLL CALL**

Present:

Chairman

Michael E. Thompson

Member

Anne K. Anderson, P.E.

Member

Michael Mehaffey, P.E.

Member

Jason Stouffer

Codes Director

Stephen M. Waller

Township Engineer

Drew Bitner, P.E.

Stormwater Engineer

Mike Knouse, P.E.

Absent:

Member

H. Adam Williams, P.L.S.

## **APPROVAL OF THE MINUTES**

Mrs. Anderson made a motion to approve the minutes of the July 06, 2021, meeting as presented. Mr. Mehaffey seconded. Vote on the motion. All Aye. The motion carried.

## **PUBLIC COMMENT**

There was no Public Comments

## **DISCUSSION AND CORRESPONDENCE**

There was no Discussion and Correspondence.

## **SKETCH PLANS**

There were no Sketch Plans.

## **SUBDIVISION PLANS**

1. Green Lane Meadows – 21-1006-SD

Mr. Waller presented the revised plans dated July 23, 2021 to the Planning Commission. He made note that while the plan did have the opportunity to go through the PC Workshop meeting with staff, there were still numerous comment and concerns that are being addressed with the developer and their representative.

The developer and their representatives were in attendance this evening to discuss the plan concept as well as some of the more significant comments noted by staff (Waller memo dated July 28, 2021). The PC members had a discussion on the following items: pedestrian traffic, improvements to Limekiln Road; improvements Green Lane Drive; possible improvements to the intersection of Limekiln and Green Lane Drive; the proposal of a recreation area adjacent to the Yellow Breeches Creek which would be proposed for dedication; traffic study improvements to offsite areas; and possibility of pedestrian traffic along Limekiln Road.

The proposed waivers/modifications were also discussed. Mike Knouse highlighted some of his comments from his review letter dated July 30, 2021, regarding stormwater. Mr. Bitner advised that he would schedule a visit to the site with Mr. Knouse to give a full assessment of Limekiln Road and what recommended improvements staff would suggest to the frontage of that area.

### **Subdivision Plan Action:**

Mrs. Anderson made a motion to table the plan until further consideration can be made to staff and the discussed PC comments. Mr. Mehaffey seconded the motion. Vote of the motion, all yes. The motion carried.

## **LAND DEVELOPMENT PLANS**

### 1. 516 Industrial Drive – 21-1009- LD

Mr. Waller presented the revised plans dated July 23, 2021 to the Planning Commission and read the following comments into the record based on staff review dated July 30, 2021:

#### ***Zoning Ordinance:***

1. *Plans do not depict how the proposed dumpster pad will be screened per ordinance requirements. ZO 300.32.B(1)*
2. *Both lots do not show how they will provide for the required 14 X 70 off street loading spaces associated with tractor trailers. ZO 300.62.B(2)*
3. *Proposed lighting locations, details and a photometrics plan will be required for both sites associated with the parking areas. ZO 300.57.B(d)[1-3]*

#### ***Stormwater Management Ordinance***

*No comments*

#### ***Subdivision Ordinance:***

1. *Street names and the township line need to be identified on the location map. SLDO 260.14.A(2)*
2. *The plans do not have the seal and signature of the design professionals. 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. *The maximum number of access drives on a lot is two. The existing lot has three. The proposed plan will remove one and relocate/replace it with another. The end result will be three access drives. SLDO 260.26.C(2)*
5. *Any proposed easements need to be dimensioned to clearly identify the limits of the easements. SLDO 260.14.A(17)*
6. *A traffic impact statement/assessment will need to be submitted and reviewed by our traffic consultant, please refer to any comments generated from that review. SLDO 260.14.A(28) & 260.34(B)(1)(b)*
7. *A copy of the approved York County Conservation Erosion and Sedimentation Plan and NPDES approval will need to be submitted. SLDO 260.14.B(1) & 260.15.B(1)*
8. *A copy of the submittal of the PA DEP Planning Module or exemption will need to be supplied. SLDO 260.14.B(2)*
9. *The site will be subject to the Traffic Impact Fee ordinance requirements. The site is located within Traffic Service Area #2, which will be subject to a fee of \$1964 per new PM peak hour trip. This fee will be established off the submitted TIS for the site. SLDO 260.50*

**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.*

The following comments from Mr. Knouse dated July 30, 2021 were also read into the record:

**REQUESTED ALTERATIONS OF REQUIREMENT**

*A. Sections 252-10.E and 252.12.A – Stormwater Volume Controls and 260-35 – Drainage and Stormwater Regulations - The applicant has requested a waiver of the requirement to provide water quality BMPs, implementation of volume controls, and peak rate controls.*

*B. Section 260-10.A – Preliminary Plan Procedures - The applicant has requested a modification of the requirement to provide a preliminary plan.*

*C. Section 260-11.B.1 – Plan Sheet Size - The applicant has requested a modification of the requirement that Final Plans be prepared on 22"x34" sheets.*

**ZONING**

1. *Lighting needs to be provided for the new parking areas (§ 300-57.B.7.d).*

**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. *The location of all existing easements on both properties needs to be included on the plan (§ 260-14.A.17).*
3. *A Traffic Impact Study needs to be provided (§ 260-14.A.28). A trip generation calculation needs to be provided to determine if a study may be required. The applicant has responded that no additional trips will be generated; supporting documentation needs to be provided.*

4. *Evidence of approval of the Erosion and Sedimentation Control Plan by the York County Conservation District, as applicable, needs to be provided (§ 260-14.B.1, 260-15.B.1, 252-16.D, 252-21.F.5).*
5. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required, needs to be provided (§ 260-14.B.2). The applicant has responded that no additional sewage flow will be generated; supporting documentation needs to be provided.*
6. *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. *A unit cost for the required as-built plan needs to be provided.*
  - b. *A quantity and unit cost for the pavement work within the right-of-way needs to be provided.*
  - c. *A quantity and unit cost for concrete curb work within the right-of-way needs to be provided.*
  - d. *The cost estimate needs to be signed and sealed.*
7. *The location of all existing and proposed lot line markers needs to be provided on the plan (§ 260-31). There are 2 lot line markers missing along the proposed lot line. These need to be provided.*
8. *The date, final action, and conditions of approval by the Board of Supervisors on any approved modification requests need to be included on the plan.*
9. *A pavement restoration detail for all work within Township road right-of-way needs to be provided. The pavement cross section needs to be consistent with the improvements completed on Industrial Road. The applicant states that the details have been updated; however, no changes are found.*
10. *All signs and posts need to conform to PennDOT TC Standards; details need to be revised accordingly. The sign detail needs to be revised to include a breakaway post.*

## **STORMWATER MANAGEMENT**

1. *All earthmoving activities shall be reviewed and approved by the York County Conservation District (§ 252-16.D, 252-21.F.(5)).*
2. *All certificates need completed (§ 252-21.D, 252-21.F.(11)).*
3. *The plan shall address long-term ownership and responsibilities for operation and maintenance in an executable agreement, as well as schedules and costs for operation and maintenance activities (§ 252-21.F.(9)).*
4. *The plan needs to note any riprap removed for the driveway culvert installation will be replaced and tied into the headwall/endwall.*

There was discussion regarding Waller's memo – subdivision comment #4 – access drives. The existing site currently has three access drives and is proposing to relocate one of them to a more desirable location. Township staff agrees with the relocation of the access drive due to the current one being in close proximity to Laura Court. The end result would still be three access drives however SLDO section 260.26.C(2) restricts a lot to only two access drives. The applicant therefore requested an additional modification to SLDO 260.26.C(2) to continue to have three access drives at the site.

### **Action of Modification request:**

Mrs. Anderson made a motion to recommend approval of the modification from SLDO 252.10.E, 252.12.A and 260.35– stormwater volume controls condition on a note being added to the plans that clarifies the relationship of the two property owners and that stormwater will be addressed on both lots and

will traverse one lot to the other. Mr. Mehaffey seconded the motion. Vote on the motion, All Yes. The motion carried.

Mrs. Anderson made a motion to recommend approval of the modification from SLDO 260.10.A – Preliminary Plan procedures. Mr. Mehaffey seconded the motion. Vote on the motion, All Yes. The motion carried.

Mrs. Anderson made a motion to recommend approval of the modification from SLDO 260.11.B.1 – Plan Sheet Size. Mr. Mehaffey seconded the motion. Vote on the motion, All Yes. The motion carried.

Mrs. Anderson made a motion to recommend approval of the modification from SLDO 260.26.C(2) – number of access drives. Mr. Mehaffey seconded the motion. Vote on the motion, All Yes. The motion carried.

**Subdivision Plan Action:**

Mrs. Anderson made a motion to recommend approval of the plan conditioned on addressing Mr. Waller’s comments on his July 30, 2021 memo and Mr. Knouse’s comments from his July 30, 2021 memo. Mr. Mehaffey seconded the motion. Vote of the motion, all yes. The motion carried.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

There was no New Business.

**ZONING HEARING BOARD**

**Docket No. 2021-09:** RJ Wright Design Build, 116 Pin Oak Drive, New Cumberland, PA 17070. The Applicant is requesting a Special Exception to the Fairview Township Zoning Ordinance, §300-4.B – Uses not otherwise provided for. The Applicant is proposing to convert the existing carriage building into a single-family home which will be used as a meeting venue for uses like wedding receptions, birthday parties, professional gatherings, etc. and convert the existing single-family home into a bed and breakfast which will be used in conjunction with the meeting venue. The property is located at 636 Sawmill Road, Lewisberry, PA 17339, and is in the Rural Living District.

**ADJOURNMENT**

Mr. Mehaffey made a motion to adjourn the meeting, seconded by Mrs. Anderson. Vote on the motion. All Aye. The motion carried and the meeting was adjourned at 7:19 PM.