

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 04, 2020

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	Michael Mehaffey, P.E.
Member	Jason Stouffer
Member	H. Adam Williams, P.L.S.
Codes Director	Stephen M. Waller
Codes Assistant	Chris H. Strump
Township Engineer	Drew Bitner, P.E.

Absent:

None

APPROVAL OF THE MINUTES

Mrs. Anderson declared she would abstain from voting as she was absent from the July, 2020 meeting. Mr. Williams made a motion to approve the minutes of the July 07, 2020, meeting as presented. Mr. Mehaffey seconded. Vote on the motion. Michael Thompson – Aye; Anne Anderson – abstain; Michael Mehaffey – Aye; Jason Stouffer – Aye; Adam Williams – Aye. The motion carried.

DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Consolidation of 103 and 105 Hutton Road – 20-1005-SD

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

Zoning Comments:

All comments have been addressed.

Subdivision Comments:

1. The plans do not have the required seal and signatures for the engineer/surveyor 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. Ordinances require that all subdivisions that abut a township or state road that are not to township standards for cartway width are required to bring that portion of the properties frontage up to township standards. The plans do not depict any improvements to Hutton Road. SLDO 260.22.A(7). *Applicants are requesting a modification of these requirements.*
4. Stephen Waller brought up requirements for curbing that was not reflected in his typed comments. He verbally added that curbing would be required based on proposed lot width being less than 300' wide. *Applicant acknowledged he would be asking for a modification of the requirements.*

General Comments:

1. All plans have to comply with Resolution 2008-13, which states that all accounts with the township must be current and not delinquent.

Modification Requests:

1. SLDO 260.22.A(7) – Cartway Improvements – Hutton Road
2. SLDO 260.24.B(1) – Curbing

Modification Request Action:

1. Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway Improvements. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.
2. Mrs. Anderson made a motion to approve the modification of SLDO 260.24.B(1) – Curbing. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

Subdivision Plan Action:

Mrs. Anderson made a motion to approve the plan subject to all comments in the July 29, 2020, Memorandum by Codes Director Steve Waller. Mr. Williams seconded. Vote on the motion. All Aye. The motion carried.

LAND DEVELOPMENT PLANS

There were no new Land Development Plans.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

Case No. 2020-05: Timothy and Leann Langlettz, 920 Limekiln Road, New Cumberland, PA 17070. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 300-21.B, Maximum Commercial Building Footprint - 4,000 square feet. There is an existing 8,440 square foot building and an existing 2,400 square foot building on the lot. The Applicants propose to construct an 1,800 square foot addition to the existing 2,400 square foot building. The total square footage of the combined buildings would then be 12,640 square feet. The property is owned by the Applicants and is located in the Residential Mixed Use Zoning District.

ADJOURNMENT

Mr. Williams made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 6:10 PM.