

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 4, 2018

## CALL TO ORDER

Mr. Thompson called the meeting to order at 7:01 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.
Member	Jason Stouffer
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Codes Assistant	Chris H. Strump

Absent: None

## APPROVAL OF THE MINUTES

Mrs. Anderson, seconded by Mr. Mehaffey, made a motion to approve the minutes of the June 05, 2018, meeting. Vote on the motion. All Aye. The motion carried.

Mrs. Anderson, seconded by Mr. Mehaffey, made a motion to approve the minutes of the June 25, 2018, special meeting. Vote on the motion. All Aye except Mr. Thompson, who abstained as he was not in attendance. The motion carried.

## SKETCH PLANS

There were no Sketch Plans.

## SUBDIVISION PLANS

### 1. Oakmont – 18-1008-SD

Mr. Waller presented the plan to the planning Commission members and read the following staff comments into the record:

### **Zoning Ordinance:**

1. Due to the substandard lot width on proposed lots #1 & #2, the front yard setback is measured from the front of the FLAG portion of the lot. Plans will need to be adjusted to reflect this requirement. ZO 300.11
2. All lots are required to gain access where lot frontage is attained on a public road. Lot # 1 is proposing an access easement through lot #2, which is not permitted by ordinance. ZO 300.41

### **Subdivision Ordinance:**

1. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
2. The plans do not identify the steep slopes > 25%. SLDO 260.14.A(16)
3. Plans do not depict a new driveway location for lot #1, the sight triangle and the sight distance for this location. SLDO 260.14.A(19)
4. Is the previous PA DEP module approval noted still valid for the site? Is a revision required? SLDO 260.14.B(2)
5. Ordinance 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 Old Quaker Road. SLDO 260.22.A(7). *Applicants are requesting a modification to these requirements.*
6. A maximum of two driveways are permitted for each lot and those driveways must have a minimum separation of 100 feet centerline to centerline. Proposed lot #2 is showing 2 driveways that will not meet this requirement. SLDO 260.26.D(3)

### **General Comments:**

1. A Traffic Impact Fee WILL NOT be required for each new PM vehicle trip in accordance with ordinance requirements. This is due to the subject tract being in Traffic Service Area #3, which does not require fees for impacts. SLDO 260.61.B
2. 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. Section 260.22.A(7) – Cartway widening requirements.

**Modification Request Action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway widening requirements. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

**Subdivision Plan Action:**

Mrs. Anderson made a motion to approve the plan contingent upon Zoning Ordinance Comments 1 and 2; the Subdivision Ordinance Comments 1, 2, 3, and 5; and the General Comments 1 and 2 in the Memorandum by Codes Director Stephen Waller, dated August 27, 2018. Mr. Williams seconded the motion. Vote on the motion. All Aye. The motion carried.

2. 101 Spanglers Mill – 18-1009-SD

Mr. Waller presented the plan to the planning Commission members and read the following special note and staff comments into the record:

*\*\*\*NOTE – This plan is the precursor of a larger development surrounding both of these lots. Lot # 2 will be fully included and re-subdivided into a part of the larger development. The comments generated are based on this subdivision plan. Many, if not all, of the remaining comments will be addressed by the development of the residual tract.*

**Zoning Ordinance:**

1. The proposed lot lines will create an issue with lot access and lot frontage requirements of the Zoning Ordinance. ZO 300.41

**Floodplain Ordinance:**

All comments have been addressed.

**Subdivision Ordinance:**

1. The plans do not have the signature and seals of the certifying 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 Old Quaker Road. SLDO 260.22.A(7). *Applicants are requesting a modification of these requirements.*

4. Minimum driveway setback from a property line is 5 feet. There are several locations where this will not be the case. SLDO 260.26.D(7). *Applicants are requesting a modification of these requirements.*

**General Comments:**

1. The two notes (#10 & #11) indicating the easements being granted for the respective septic locations on adjacent lots should be further explained. I assume the intent is to have these in place until the surrounding development provides public sewer and water. This is not typical to locate and create easements when property lines are being created. The more clarification that can be given regarding this, the easier it will be to understand this temporary measure.
2. 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 260.22.A(7) – Cartway Widening requirements
2. SLDO 260.26.D(7) – Driveway Setbacks

**Modification Request Action:**

Mrs. Anderson made a motion to approve the modification of SLDO 260.22.A(7) – Cartway Widening requirements. After a brief discussion of the motion, Mrs. Anderson withdrew the motion.

SLDO 260.26.D(7) – Driveway Setbacks was not discussed.

**Subdivision Plan Action:**

Mr. Mehaffey made a motion to table this plan so the Township Solicitor could be consulted and so the plan could be revised. Mrs. Anderson seconded the motion. Vote on the motion. All Aye. The motion carried.

**LAND DEVELOPMENT PLANS**

There were no Land Development Plans.

## **OLD BUSINESS**

1. 575 Old York – 17-1012-LD
2. Fairview Crossroads – 17-1008-LD
3. Fairview Township Yard Waste/Recycling Center
4. Fairview Summit – 17-1003-LD
5. Crossroads Middle School – 18-1007-LD

## **NEW BUSINESS**

There was no New Business.

## **DISCUSSION AND CORRESPONDENCE**

1. Third party plan review.

Mrs. Anderson addressed the Planning Commission and staff present at the meeting and inquired what the process was relating to having plans reviewed by third parties (i.e., stormwater, traffic impact fees, etc.). Mr. Waller explained the established process and provided them a copy of the written policies and procedures. Mrs. Anderson noted that recently, an applicant did not provide timely responses in accordance with the printed procedures of Fairview Township and requested a Special Meeting. If applicants are not following procedures, Special Meetings should not be granted; however, if the staff or consultants are not providing comments in accordance with procedures, then the Township should take appropriate action to ensure procedures are enforced. While there was conflicting information on whether the Township supplied comments to the applicants in a timely manner or even at all, she is satisfied with the procedures and policies that were distributed to the Planning Commission and she is satisfied that the staff and the consultants had agreed that they were in force and that they had complied with those procedures.

## **ZONING HEARING BOARD**

There were no new hearings.

## **ADJOURNMENT**

Mrs. Anderson made a motion to adjourn the meeting, seconded by Mr. Mehaffey. Vote on the motion. All Aye. The motion carried at 8:27 PM.