

FAIRVIEW TOWNSHIP BOARD OF SUPERVISORS
January 30th, 2017 – 7:00 p.m.

MINUTES

I. CALL TO ORDER:

The meeting was called to order by the Chairman, Dr. Larry Cox, at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL:

PRESENT: Dr. Larry Cox, Chairman
Mario D. Pirritano, Vice-Chairman
Korey Leslie, Supervisor
John W. Jones, Supervisor
Christopher L. Allen, Supervisor
Steve Hovis, Stock & Leader, Solicitor
Donald F. Martin, Manager
Stephen M. Waller, Codes Administration Director
Jason Loper, Police Chief

IV. ANNOUNCEMENT OF EXECUTIVE SESSIONS:

There was an executive session prior to this meeting to discuss a personnel matter.

BOARD OF SUPERVISORS MEETING WAS BRIEFLY ADJOURNED FOR PUBLIC HEARING

V. PUBLIC HEARING – PROPOSED ZONING MAP CHANGE – 575 OLD YORK ROAD

PRESENTATION AND PUBLIC COMMENT:

Zoning Officer - Steve Waller gave a brief description of the proposed zoning change to the property at 575 Old York Road which included the following information:

- A zoning Map request was received for this property in October 2016.
- Current owner of the property is Sally Eutzy, with an equitable owner and applicant for the request of Jerry Watson of Keystruck Construction, 30 Marianne Drive, York, PA 17406.
- The property is 22.075 acres in size and is currently zoned Commercial Business with the request indicating a proposed change to Industrial Business.
- The public hearing notice was advertised in the Patriot News and the property was posted in accordance with ordinance regulations.
- Copies of the request were forwarded to the York County Planning Commission, the Fairview Township Planning Commission and to township staff. All of these entities have made recommendations on the request which were copied to the Board of Supervisors.

Jerry Watson from Keystruck Construction made a presentation to the Board of Supervisors supporting his request for the Zoning Change. In his presentation, Mr. Watson made note of the following:

- Presented an overview of the area showing the existing Industrial Business zone being directly across on the west side of Interstate 83 with the proposed site being on the east side of I-83.
- Information on the past marketability of the site and that the site has been actively for sale for 22 years.
- A previous request for the zoning change to the site was made by a developer from Atlanta, GA which was withdrawn prior to a public hearing for the request.
- Nature of the request is being proposed due to several challenging environmental constraints associated with the property which would make it difficult to develop as a commercial use. These constraints were wetlands; streams; the 100 year floodplain and large elevation changes on the site. There are two easements for sewer and electric that also traverse the property which will affect the area to develop.
- The different uses permitted between the Commercial Business and Industrial Business zoning districts and noted a probable warehouse distribution center type building of approximately 240,000 square feet in size for the site if the request was acted on favorably.
- The probable traffic projections for both a commercial and industrial use on the property. He mentioned that Township ordinances require Traffic Impact fees for off-site improvements and PennDOT will require improvements to the road along the frontage of the site.

- Information regarding possible taxes for the proposed uses of the property.
- That previous request were made in neighboring municipalities in York County that also received non-favorable recommendations from the York County Planning Commission which were acted on favorably by the elected officials of those municipalities (Jackson Twp, Conewago Twp and East Manchester Twp).

Blanda Nace, York County Economic Alliance Spoke with regard to the possible businesses and jobs this size and type of structure could bring to the area.

Chairman, Dr. Larry Cox spoke with regard to the development of the wetlands and traffic flow. He requested the opinion of Blanda Nace if he felt this change would draw and/or deter additional businesses. Dr. Cox asked attorney Hovis if this change in zoning would be permanent once made.

Joe Gurney, Project Manager with First Capital Engineering, spoke with regard to the development of the wetlands and the traffic impact studies

John Luciani with First Capital Engineering also spoke with regard to the traffic impact studies.

Gerry Blinebury, Commercial Real Estate Broker spoke with regard to Dr. Cox's question to whether the new facility would bring needed growth and job opportunities to the area. Mr. Blinebury shared several local comparison's to project the possibility for positive outcome.

Drew Bitner, Township Engineer, discussed the development of the wetlands and what could be done to ensure the development could handle the upcoming traffic.

Heath Strock, 828 Fishing Creek Road, voiced his concerns with the development of the new facility.

The Hearing was closed at 8:12 p.m.

CALL TO ORDER:

The public meeting was recalled to order by the Chairman, Dr. Larry Cox, at 8:12 p.m.

RECOGNITION OF PUBLIC:

1. Mr. Hall, 105 Lewisberry Road spoke with regard to his neighbor erecting a structure within inches from the property line without a permit.
2. Mr. Jordan Cunningham, Equus Drive, spoke on behalf of the Yellow Breeches, LLC. He spoke with regard to Yellow Breeches Business Center located on Limekiln Road and requested a consideration be given to a possible zoning change request to the property to permit wholesaling and small scale distribution to take place. Chairman Cox advised Mr. Jordan to submit the appropriate paperwork and it will be handle by staff.

VI. AGENDA ITEMS

1. Building, Zoning, Codes:

A. Major Zoning Map Change Request – Old York Road

Mr. Leslie made a motion, seconded by Mr. Jones to approve the zoning map change request at 575 Old York Road from Commercial Business to Industrial Business.
Vote on the motion: All yes. The motion carried

B. Resolution No. 2017-2, Planning Module – David Weigle Subdivision – Ridge Rd.

Mr. Leslie made a motion, seconded by Mr. Jones to adopt Resolution No. 2017-2, planning module for the David Weigle subdivision, Ridge Road.
Vote on the motion: All yes. The motion carried.

C. Final Subdivision Plan – Oleski Road – Evergreen Road:

Mr. Leslie made a motion, seconded by Mr. Allen to approve the final plan for Oleski Road – Evergreen Rd, contingent on submittal of signed and notarized plans; payment of recording fees; payment of all engineer fees; and compliance with the Township staff memo dated 1/23/17
Vote on the motion: All yes. The motion carried.

D. Revised Lot Add-On Subdivision Plan – Wetsel Quigley – 2 Lots – Siddonsburg and Marie Roads

Mr. Allen made a motion, seconded by Mr. Leslie to approve the final revised subdivision plan for Wetsel Quigley – 2 Lots – Siddonsburg and Marie Rd., contingent on favorable action on the modification request noted below; submittal of signed and notarized plans; payment of recording fees; payment of all engineer fees; and compliance with the Township staff memo dated 01/23/17
 Vote on the motion: All yes. The motion carried.

E. Final Subdivision Plan – Phillip Payne – 2 Lots –Fishing Creek and Lewisberry Rd

Mr. Pirritano made a motion, seconded by Mr. Jones to approve the final plan for Fishing Creek and Lewisberry Rd., contingent on favorable action on the modification request noted below; submittal of signed and notarized plans; payment of recording fees; payment of all engineer fees; and compliance with the Township staff memo dated 12/05/16
 Vote on the motion: All yes. The motion carried.

F. Final Subdivision Plan – Cedarview Estates – 2 Lots – Cedars Road

Mr. Pirritano made a motion, seconded by Mr. Jones to approve the final plan for Cedarview Estates – 2 Lots – Cedars Rd., contingent on submittal of signed and notarized plans; payment of recording fees; payment of all engineer fees; and compliance with the Township staff memo dated 1/23/17
 Vote on the motion: All yes. The motion carried.

G. Final Subdivision Plan – Plocinski – 2 Lots – 192 Evergreen Road

Mr. Jones made a motion, seconded by Mr. Allen to approve the final plan for Plocinski – 2 Lots – 192 Evergreen Rd., contingent on submittal of signed and notarized plans; payment of recording fees; payment of all engineer fees; and compliance with the Township staff memo dated 1/23/17
 Vote on the motion: All yes. The motion carried.

2. SUBDIVISION AND LAND DEVELOPMENT MODIFICATION REQUEST

<u>Plan</u>	<u>Ordinance Section</u>	<u>Recommendation</u>
Payne – Lewisberry & Fishing Creek Rd.	SLDO 260.22.A(7) & 260.22B(2) Cartway improvements to Lewisberry And Fishing Creek Roads	Approval
“ “	SLDO – 260.35 –Stormwater Mgmt	Approval
Wetsel-Quigley-Siddonsburg & Marie Rds	SLDO 260.14.A(1) – Original Property Description Scale	Approval
“ “	SLDO 260.14.A(19) – Existing Driveway Sight Distances	Approval
“ “	SLDO 260.14.B(4) – Floodplain Elevation Mapping	Approval

Mr. Pirritano made a motion, seconded by Mr. Jones to approve the modification request above
 Vote on the motion: All yes. The motion carried.

Mr. Leslie made a motion, seconded by Mr. Allen to approve the modification request above
 Vote on the motion: All yes. The motion carried.

3. Policy change for employees hired after 2011 (Tabled from 1/3/17 meeting):

Change policy to allow employees hired after 2011 to carryover vacation

Mr. Leslie made a motion, seconded by Mr. Allen to approve a policy change allowing employees hired after 2011 to carryover up to 40 hours of vacation.
 Vote on the motion: All yes. The motion carried.

4. Authorization to Bid – Construction of Police Station

Mr. Pirritano made a motion, seconded by Mr. Leslie to authorize the advertisement of the bid for the Construction of the Police Station
 Vote on the motion: All yes. The motion carried.

5. Award Bids, 2017 Paving Projects – Contracts 1, 2, and 3 Listed Below:

Contract # 1, Micro-Surface – Green Lane, Sand Spur, Southridge, King & Queen, Salem, Boeing

Mr. Leslie made a motion, seconded by Mr. Allen to award the bid for contract 1 to Stewart & Tate in the amount of \$245,332.80

Vote on the motion: All yes. The motion carried.

Contract # 2, Superpave – Shauffnertown, Lewisberry, Spanglers, Diller, Stettler, Carriage, Northview

Mr. Jones made a motion, seconded by Mr. Leslie to award the bid for contract 2 to Kinsley Construction in the amount of \$372,655.00

Vote on the motion: All yes. The motion carried.

Contract # 3, Superpave – Old York, Evergreen, Danner, Airport, Boeing, Ironstone

Mr. Leslie made a motion, seconded by Mr. Allen to award the bid for contract 3 to Kinsley Construction in the amount of \$331,383.50

Vote on the motion: All yes. The motion carried.

- a. Sherry Moyer inquired about repairs to Township Plows in the event they are broken due to the current construction throughout the township and the condition of roads.

6. Authorization to Bid – Highway Project:

Contract # 4, Micro-Surface – Lowther Road, Grandview Drive

Mr. Leslie made a motion, seconded by Mr. Allen to authorize staff to advertise the bid for the above micro-surfacing of Lowther and Grandview Roads.

Vote on the motion: All yes. The motion carried.

7. Approval to Hire Police Officer:

Mr. Pirritano made a motion, seconded by Mr. Jones to approve the hiring of Micah Hunsberger as a full-time police officer, with a start date of February 1, 2017 for a one-year probationary period, with a starting base salary of (\$53,045) and benefits as outlined in the police contract

Vote on the motion: All yes. The motion carried.

VII. OLD BUSINESS

1. Mr. Waller notified the board that the barn located on 575 Fishing Creek Road has been removed.
2. Heath Strock, Fishing Creek Road, inquired if there were any updates to the Sunoco Pipeline
3. Mr. Pirritano shared that the York County Planning Commission held a public awareness meeting that many expressed their interest in rehabilitating the Slate Hill Bridge rather than re-building the bridge to save money and its historical value. Mr. Pirritano would like to see a resolution be passed to retain the bridge.

VIII. NEW BUSINESS

There was no new business discussed.

IX. APPROVAL OF MINUTES

1. Mr. Pirritano made a motion, seconded by Mr. Jones to approve the minutes of the December 5th, 2016 meeting of the Board of Supervisors
Vote on the motion: All yes. The motion carried.
2. Mr. Allen made a motion, seconded by Mr. Leslie to approve the minutes of the January 3, 2017 re-organization meeting of the Board of Supervisors
Vote on the motion: All yes. The motion carried.

X. RATIFICATION OF BILLS PAYABLE

Mr. Leslie made a motion, seconded by Mr. Allen to ratify payment of all Bills Payable as presented.
Vote on the motion: All yes. The motion carried.

XI. ANNOUNCE EXECUTIVE SESSION

There will not be an executive session following this meeting.

XII. ADJOURNMENT

**Mr. Leslie made a motion, seconded by Mr. Allen to adjourn the meeting.
Vote on the motion: All yes. The meeting was adjourned at 9:20 p.m.**