

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 5, 2016

AGENDA

CALL TO ORDER

Mr. Powers called the meeting to order at 7:01 pm.

ROLL CALL

Present

Chairman	Michael Powers
Vice Chairman	Michael Thompson
Member	Anne Anderson
Member	Adam Williams
Member	Michael Mehaffey
Township Engineer	Drew Bitner
Codes Director	Stephen Waller

Mr. Powers welcomed Michael Mehaffey to the Fairview Township Planning Commission.

RE-ORGANIZATION

Mr. Powers requested action on re-organization of the Planning Commission. Mrs. Anderson made a motion, seconded by Mr. Williams, to nominate Mr. Powers as Chairman of the Planning Commission and Mr. Thompson as Vice-Chairmen of the Planning Commission. Vote on the motion. All Yes. The motion carried.

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the minutes of the November 4, 2015, Planning Commission meeting. Mr. Thompson seconded the motion. Vote on the motion,. All yes. The motion carried.

DISCUSSION AND CORRESPONDENCE

There being no Discussion and Correspondence, Mr. Powers moved to Sketch Plans

SKETCH PLANS

There being no Sketch Plans. Mr. Powers moved to Subdivision Plans.

SUBDIVISION PLANS

1. Preliminary/Final Lot Add-On for Nolan and Cheryl White – 4 Lots

Mr. Waller presented the plan to the Planning Commission.

The Fairview Township Zoning Hearing Board granted Nolan and Cheryl White received a variance to permit the subdivision of the property at 613 Ridge Road to create a new non-conforming lot no less than 40,000 square feet in area subject to the conditions that the new lot meets all other dimensional requirement of the Ordinance, but not limited to, those relating to setback distances for the buildings from adjoining property lines.

Zoning Ordinance:

1. The density calculation for the lots and acreage is not correct under the "Site Data ". ZO 300.11

Subdivision Ordinance:

1. The plan notes a waiver of the "Preliminary Plan submission" The plan is not required to be submitted as a preliminary plan, but as a Preliminary/Final Subdivision Plan" . Unless a modification is requested and approved, the plan is not considered a "Lot Add-On plan also. SLDO 260.
2. The Board of Supervisors title block is not correct. Please refer to the specific language in the Appendices, "Attachment". SLDO 260 Appendices.
3. The Planning Commission title block is not correct. Please refer to the specific Language in the Appendices, " Attachment 6". SLDO 260 Appendices.
4. The scale of the Original Property Description plan is not at 1" = 400". Applicant is requesting is requesting a modification from these requirements.
5. The Location Map should show all streets in the vicinity of the subdivision (Red Fox Court and Ridgewood Lane) SLDO 260.14.A(4)
6. Township Street numbers for Schoolhouse Lane (T-985) and Ridge Road (T-754) are not shown on the plans. SLDO 260.14A(4)
7. The plan do not show the Deed Book and page numbers OR recorded plan Information for the adjacent properties to the proposed subdivision. SLDO 260.14.A(8)
8. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12)
9. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A.(13)
10. Septic system are not shown for Lot No. 3 and Lot No. 4 on the plan. SLDO 260.14.A(15)
11. The existing natural features are not indicated on the plans. SLDO 260.14.A(16)
12. The plan does not show the required 2 foot contours. SLDO 260.14.A(18). The Applicant is requesting a modification from these requirements.

13. Two concrete monuments and iron pins are to be placed at the corners of properties. SLDO 260.14.A(21) Applicant is requesting a modification from these requirements.
14. All lots are required to show a replacement septic system site. Percs and Probes should be shown on the plan where this secondary site will be for each lot.
15. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14B(7)
16. A Wetland Analysis is required or a note on the plans indicating that there are No wetland on the site. SLDO 260.14B(7)
17. The plans should identify the areas of the right-of-way that are being dedicated With this plan. SLDO 260.15A(5)
18. Ordinances require that the widening of Schoolhouse Lane and Ridge Road to To take place along the frontage of all the proposed lots contained in this Subdivision. SLDO 260.22.B(2)
19. Curbing is required along the entire frontage of Schoolhouse Lane and Ridge Road. SLDO 260.24 Applicant is requesting a waiver from these requirements.
20. Plan will need to show compliance with the Township recreation requirements Noted in SLDO 260.33

General Comments:

1. All plans have to comply with Resolution 2008-13, which indicates that all accounts township must be current and not delinquent.
2. The Township Engineer title block says "Conewago Township".

Modifications:

1. Subdivision and Land Development SLDO 252-15 Stormwater Management Not Required with no proposed improvements associated with the plans.
2. Subdivision and Land Development SLDO260.10.A(1) Preliminary Plan Procedures – Not required – See Note No. 1 in SLDO above.
3. Subdivision and Land Development SLDO 260.14.A(1) – Original Property Description.
4. Subdivision and Land Development Ordinance 260.14.A(16) – Existing Natural Features.
5. Subdivision and Land Development SLDO.14.A(18) – Existing and proposed Contours.

6. Subdivision and Land Development SLDO 260.15.B(1) – Final Erosion and Sedimentation Control Plan – Not required with no disturbances proposed on plan.
7. Subdivision and Land Development SLDO 260.24.B – Placement of curbing along roadways.
8. Subdivision and Land Development SLDO 260.25 – Sidewalks – Not required.
9. Subdivision and Land Development SLDO 260.31 – Placement on Monuments and Markers. Modification request has been withdrawn.

Robert E. Shaffer, Jr., P.E. of ACT ONE and Associates represented the plan.

Action On the Modification Requests

1. Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the modification request from 260.14.A(1) for the Original Property Description to the Board of Supervisors. Vote on the motion. All yes. The motion carried.
2. Mrs. Anderson made a motion, seconded by Mr. Thompson, not to recommend the modification request to the Board of Supervisors for Subdivision and Land Development SLDO 260.14.A(16) the Existing Natural Features requirement. Vote on the motion. All yes. The motion carried.
3. Mrs. Anderson made a motion, seconded by Mr. Mehaffey, not to recommend the modification request to the Board of Supervisors for Subdivision and Land Development SLDO 260.14.A(18), the Existing and proposed contours at two foot intervals. Vote on the motion, All yes. The motion carried.
4. Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request to the Board of Supervisors for Subdivision and Land Development SLDO 260.24.B, the placement of curbing along roadways. Vote on the motion. All yes. The motion carried.
5. Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request to the Board of Supervisors for Subdivision and Land Development SLDO 260.22.B(2), street widening requirements. Vote on the motion. All Yes. The motion carried.
6. Mr. Thompson made a motion, seconded by Mrs. Anderson, not to recommend approval of the modification request to the Board of Supervisors for Subdivision and Land Development SLDO 260.3.A(4), the secondary test site for the installation of a replacement on-lot sewage disposal system replacement. Vote on the motion. All yes. The motion carried.

Motion On The Plan

Mrs. Anderson made a motion, seconded by Mr. Thompson, to table the plan. Vote on the motion. All yes. The motion carried.

SITE AND LAND DEVELOPMENT PLANS

There being no Site and Land Development Plans, Mr. Powers moved to Old Business

OLD BUSINESS

There being no Old Business, Mr. Powers moved to New Business.

NEW BUSINESS

There was no new business. Mr. Powers moved to Zoning Hearing Board

ZONING HEARING BOARD

Docket 2015-08: Wesley Grover, 460 Pleasant View Road, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 300-21, Area and Design Requirements, Accessory Use or Structure. The applicant wishes to erect an accessory structure in the front yard. The property is owned by the Applicant and is in the Single Family Residential Zoning District.

Case No. 2015-09: Michael L. Martin, Inc., 584 Grandview Drive, Lewisberry, PA 17339. The Applicant wishes to subdivide the existing four tracts into two proposed lots. Proposed Lot 1 will be used for an indoor commercial recreation facility (pole vault training). Proposed Lot 2 will be used for a future commercial use. The Applicant further wishes to reduce Section 300-33.A, Buffer and Screening Regulations. The Applicant wishes to reduce the required buffer width of 45 feet to 40 feet on each property side, in the Commercial Business (CB) Zoning District. The Applicant further wishes a variance to Section 300-56A. The Applicant wishes to provide the required amount of parking for an indoor commercial recreation facility; and Section 300-62. The Applicant wishes to provide required offstreet loading space. The Applicant is the owner, and the property is in the Commercial Business Zoning District.

ADJOURNMENT

Mr. Thompson made a motion to adjourn, seconded by Mrs. Anderson. The motion carried. The meeting was adjourned at 7:54 pm.