

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 2, 2014

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:00 PM.

## ROLL CALL

Present: Michael A. Powers, Chairman  
Michael E. Thompson, Vice-Chairman  
Anne K. Anderson, Member  
Kevin V. Gorman, Member

Stephen M. Waller, Fairview Township Codes Administration Director

Absent: H. Adam Williams, Member

## APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Gorman to approve the minutes of November 4, 2014, meeting of the Planning Commission, contingent on the elimination of the duplicate Zoning Hearing Board notice. Vote on the motion. Mr. Powers, Yes; Mr. Thompson abstained; Mrs. Anderson, yes; Mr. Gorman, yes; The motion carries

## 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 Subdivision Plan for New View Corporation – Fairview and Newberry Townships

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

1. The proposed reconfiguration of Lot #2 will create reverse frontage lot. The lot has existing frontage and access onto Wyndamere Road, therefore a planting screen/buffer along with an easement would be required along that portion of the lot that fronts onto Street "A" ZO300.42.A(1) & SLDO 260.28.B
2. Proposed Lot #3 is considered a reverse frontage lot. Ordinance requires lot frontage and access to take place onto proposed Street "A", therefore a planting screen/buffer along with an easement would be required along that portion of the lot that fronts onto Wyndamere Road. ZO 300.42.A.1&2 & SLDO 260.28.B

3. Proposed Lot #4 is considered a triple frontage lot. Ordinance requires lot frontage and access to take place onto proposed Street "A" and to have a planting screen/buffer easement along Yorktown Road. ZO 300.42.B.1&2
4. Proof of utility services (Public Sewer and Public Water) is required to be submitted for all submittals prior to approval. ZO 300.46.A; SLDO 260.14.B(6)&(7)

#### Stormwater Management Ordinance

1. For disturbed areas over one acre an NPDES permit is required to be submitted to the York County Conservation District or PA DEP. Please submit the NPDES permit information and Erosion and sediment control plan and narrative to the Twp.
2. Plan shall be reviewed by the York County Planning Commission. Planning commission comments should be addressed prior to final plan approval.
3. 252-21.F(5) - Erosion and Sedimentation Control Plan shall be reviewed and approved by the York County Conservation District.
4. 252-10.F.(1) – The measurement of the impervious areas shall include all of the impervious areas in the total proposed development even if development takes place in phases.
5. 252-21.C. – Provide provisions for permanent access or maintenance easements for all Physical SWM BMP's, as necessary to implement the Operation and maintenance plan.
6. 252-21.F(23) - Provide soil evaluations to justify infiltration. Provide site location, location of on-site testing, and results of on-site testing to establish infiltration rates used for design.
7. 252-10.L. All stormwater management facilities are considered structures and must comply with the Building setback requirements. The outside toe of slope of the embankment in a fill condition or the top of embankment in the cut condition shall be considered as the point that must meet the setback requirements. – Both Stormwater management facilities are located within then building setback area. A waiver has been requested.
8. 252-17.B.(4) – In all cases where drainage is picked up by means of a headwall, the pipe shall be designed as a culvert. Inlet and outlet conditions shall be analyzed.
9. 252-17.C.(1)(c) – The maximum permitted side slope for detention or retention facilities shall be four horizontal to one vertical. *A waiver has been requested.*
10. 260-35.B(7) - Add a note to the plans identifying designated water uses and water quality criteria, as identified in Chapter 93 of Title 24 of the Pennsylvania Code. (§22-701.2.G.)

11. 260-35.B(8) –Add a note to the plan citing the operation and maintenance plan for the stormwater facilities and the parties responsible for implementing them.
12. 260-35.C(3)(m) – Basin outlet control structures reinforced concrete discharge pipes.
13. 260-35.C(3)(p) – All stormwater management facilities shall be accessible by vehicular means along stabilized access roads in order to allow for proper Maintenance as required.
14. 260-14.A.(26) Provide the following for preliminary plans. Location of proposed site improvements such as curbs, sidewalks, street trees, fire hydrants and when the proposed development includes other than individual residences, the type of land use and the location of structures and parking facilities. Provide stormwater management for the entire site. Assume Maximum coverage per lot.+
15. 260.14.B(1) - PA DEP permitting will be required for all proposed pipes located on Waters of the Commonwealth.
16. 260.14.B(7)The Wetland Delineation Report should be submitted to Fairview Twp.
17. The following words are misspelled and occur in the following areas: Cover Sheet, General Notes, No. 10, STORMWATER, CONSTRUCTION and SUBMITTED are misspelled.
18. STORMWATER MANAGEMENT REPORT: Pipe from HW-C1 to EW-C is shown on the profile as and 18” HDPE. The narrative lists this pipe as 36” HDPE. Coordinate between plans and Narratives.
19. I did not perform a thorough analysis of the stormwater narrative due to some of the above comments that may require you to relocate and redesign the storm water management facilities. This will be performed with the next submission.

Subdivision Ordinance:

1. The scale for the Original Property Description Plan is to be at 1"=400'. The plan is submitted as 1"=300'. SLDO 260.14.A(1) *A waiver has been requested.*
2. A typical driveway profile detail will need to be depicted on the plans. SLDO 260.14.A(3) *A waiver has been requested.*
3. The surveyor signature and seal are required to be on the plans. SLDO 0.14.A(12)
4. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
5. If there is no easement/record associated with the existing 18" culvert pipe that discharges stormwater from Yorktown Road to the subject property and the gravel drive area on the Rollins property that is located on the subject property, an access easement should be created for that portion of the drive area that crosses

- over the property line. SLDO 260.14.A(17)
6. Locations of the proposed driveways for each lot are not depicted on the plans. SLDO 260.14.A(19)
  7. Plans do not depict the required street light locations in accordance with the ordinance. Maximum spacing is 300 ft between lights. SLDO 260.14.A(20) & SLDO 260.25.F
  8. Proposed sanitary sewer plans, profiles and design have not been submitted with the plans. SLDO 260.14.A(23), 260.14.C(3), SLDO 260.30 and Fairview Township Sanitary Sewer Specifications.
  9. Proposed public water plans have not been depicted on the submitted plans. SLDO 260.14.A(23), SLDO 260.14.B(4)
  10. PA DEP (Stream Enclosures) and York County Conservation (E&S) approvals will need to be attained. SLDO 260.14.B(1)
  11. If sewer capacity is granted, a PA DEP planning module exemption will need to be submitted for approval. SLDO 260.14.B(2)
  12. A copy of or the PennDOT HOP permit application which includes the existing driveway with Lot #4 and the two proposed street entrances should be submitted to the township for review. SLDO 260.14.B(3)(A)
  13. A copy of the wetland report should be submitted with the plans. SLDO 260.14.B(7)
  14. Proposed cartway improvements are not depicted on the plans associated with the road frontage along Wyndamere and Yorktown Roads. PennDOT should be consulted regarding their opinion on the required improvements due to both of the roads being state roads. SLDO 260.22.A(7) & SLDO 260.22.B(2)
  15. Due to the nature of the subdivision plus the new street system, the Planning Commission or Township Engineer may request a Traffic Impact Study be submitted with the plan. SLDO 260.14.A(28), 260.34 *A waiver has been requested.*
  16. Proposed fire hydrant locations that have been depicted on the plans will need to be approved by emergency service and utility providers. SLDO 260.29(C)
  17. The plan will have to comply with current Park and Recreation requirements as outlined in the ordinance. SLDO 260.33

General Comments:

18. The review of the plans was limited to only those portions of the proposed subdivision plan that are located within Fairview Township. A copy of Newberry Townships review of the plans would be beneficial to our review.

19. There is an errant 15' distance depicted along the frontage of Lot #4 on Wyndamere Road?
20. An inter-municipal agreement or acknowledgement approved by the Township Solicitor for ownership and maintenance of the cul-de-sac portion of Street "B" is required UNLESS that portion of the street will be owned and maintained by Newberry Township.
21. A note should be added to the plan indicating the timeline associated with the removal of the existing Supplee home, well and septic.
22. Due to the lack of detail on portions of the submitted plans, there may be additional comments based on the information that will be provided.
23. 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. Original property description at a 1" - 400'. SLDO 260.14.A(1)
2. Typical Driveway detail/profile. SLDO 260.14.A(3)
3. Submittal of a Traffic Impact Study. SLDO 260.14.A(28)
4. Stormwater facilities complying with building setback requirements. SWMO 252.10.L
5. Maximum permitted slope for retention or detention facilities. SWMO 252.17.C(1)

The following modifications are requested to be deferred to the Final Plan.

6. Utility Contacts. SLDO 260.14.B(6 & &)
7. Buffering and Landscaping. SLDO260.28.B
8. Typical Driveway Profile. SLDO 260.14.a(3)
9. Location of proposed drives. SLDO 260.14.a(19)
10. Sanitary Sewer Plans & Profiles 260.14A(23), 260.30 and 260.14C(3)
11. Proposed Water System. 260.14.A(23) and 260.14.B(4)
12. Stormwater Management for Entire Site, 260.14A(26)

John Murphy, PE, Alpha Consulting Engineers, represented the plan.

Michael Kushner represented the New View Corporation.

Mr. Thompson commented with all the modifications requests, the plan was more like a Sketch Plan.

Mr. Murphy, PE, stated he did not think the plan was a sketch plan. The plan presented to the Planning Commission would be laid out like a commercial subdivision. The plan would come back to the Planning Commission in the terms of a final subdivision and land development. The plan is not a sketch plan and it is not a final plan.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to table the plan so that to work out issues with Staff on technical issues and larger issues with the Board of Supervisors. 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 being no New Business, Mr. Powers moved to Zoning Hearing Board.

### **ZONING HEARING BOARD**

Case No. 2014-08: John Henson, Jr., 3 Parthermore Circle, Lewisberry, PA 17339. The Existing Property Owner is John A. Young, 710 Hilltop Drive, New Cumberland, PA 17070. The Applicant is requesting variances to the Fairview Township Zoning Ordinance, Section 502, Table 5-2, Permitted Uses, and/or a special exception under Section 1105 of the Ordinance for Change of a Non-Conforming use. The Applicant wishes to expand the existing 1 Stop Storage and the Gran-U-Lawn businesses, located at 183 Old York Road, New Cumberland, PA 17070 to approximately three adjoining acres presently part of the New Cumberland Auto Salvage premises located at 173 Old York Road, New Cumberland, PA 17070. The properties are located in the Village Business Zoning District.

### **ADJOURNMENT**

Mr. Thompson made the motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:35 PM. Vote on the motion. All yes. The motion carried.