

FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 3, 2015

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Mrs. Anderson made a motion, seconded by Mr. Gorman, to approve the minutes of the January 6, 2015, Planning Commission Meeting. 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

There being not Subdivision Plans, Mr. Powers moved to Site and Land Development Plans.

SITE AND LAND DEVELOPMENT PLANS

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

OLD BUSINESS

Mr. Waller presented the plan to the Planning Commission. Mr. Waller advised the Planning Commission that the Board of Supervisors acted favorably on the modification requests.

Zoning Ordinance.

1. The proposed reconfiguration of Lot No. 2 will create a reverse frontage. The lot has Existing frontage and access onto Wyndamere Road, therefore a planting screen/buffer along with an easement would be required along the portion of the lot that fronts onto Street "A". ZO 300.42.A(1) & SLDO 260.28.B. A waiver has been requested.
2. Proposed Lot No. 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 front onto Wyndamere Road. ZO 300.42.A.1 & 2, SLDO 260.28.B. A waiver has been requested.

3. Proposed Lot No. 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 along with an easement would be required along that portion of the lot that fronts onto Yorktown Road. ZO 300.42.B.1 & 2. A waiver has been requested.
4. Proof of utility services (Public Sewer and Public Water) is required to the submitted for all submittals prior to approval. ZO 300.46.A; SLDO 260.14.B(6) & (7), A waiver has been requested.

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 260.46.A; 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 plan. SLDO 206.14.A(12)
4. the plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
5. Locations of the proposed driveways for each lot are not depicted on the plans. SLDO 260.14.A(19)
6. Plans do not depict the required street light locations in accordance with the ordinance. Maximum spacing is 300 feet between lights. SLDO 260.14.A(20) and SLDO 260.25.F
7. 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. A waiver has been requested.
8. Proposed public water plans have not been depicted on the submitted Plans. SLDO 260.14.A(23), SLDO 260.14.B(4) A waiver has been requested.
9. PA DEP (Stream Enclosures) and York County Conservation (E&S) approvals will need to be attained. SLDO260.14.B(1). This is the only outstanding comments.
10. A PS DEP Planning Module exemption will need to be submitted for approval. SLDO 260.14.B(2)
11. A copy of or the PennDOT HOP permit application which includes the existing driveway with Lot No. 4 and the two proposed street entrances should be submitted

to the Township for reviews. SLDO 260.14.B(3)(A)

12. A copy of the wetland report should be submitted with the plans. SLDO 260.14.B(7)
13. 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) and SLDO 260.22B(2)
14. 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(7) and SLDO 266.34 A waiver have been requested.
15. Proposed fire hydrant location that have been depicted on the plans will need to be approved by emergency service and utility providers. SLDO 260.29.(C)
16. The plan will have to comply with current Parks and Recreation requirements as outlined in the ordinance. SLDO 260.33

General Comments

17. 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 Township's review of the plans would be beneficial to our review.
18. 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.
19. 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.
20. 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), BOS approved on January 26, 2015.
2. Typical Driveway detail/profile until submittal of Final Plan, SLDO 260.14.A(3) BOS approved on January 26, 2015.
3. Location of proposed driveways, SLDO 260.14.A(19), BOS approved on January 26, 2015.
4. Submittal of sanitary sewer plans and profiles, SLDO 260.14.A(23), 260.30 and 260.14.C(3), BOS approved on January 26, 2015.

5. Submittal of public water system, SLDO 260.14.A, and 260.14.B(4), BOS approved on January 26, 2015.
6. Submittal of Storm water management for the entire site, SLDO 260.14A(26), BOS approved on January 26, 2015.
7. Submittal of a Traffic Impact Study until submittal of Final Plan, SLDO 260.14.A(28) BOS approved on January 26, 2015.
8. Confirmation of Public Utilities, SLDO 260.14.B(6 & 7), BOS approved on January 26, 2015.
9. Stormwater facilities complying with building setback requirements, SWMO 252.10.L BOS approved on January 26, 2015.
10. Maximum permitted slope for retention or detention facilities, SWMO 252.17(1), BOS approved on January 26, 2015.

Motion On The Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to approve the plan contingent on the Subdivision Comments No. 3, 4, 5, 6, 9, 10, 11, 12, 15, 16, the stormwater comments from Rettew dated January 20, 2015, and the condition that no construction or excavation be initiated prior to Final Plan review and approval. Motion on the plan. Mr. Powers, Yes; Mr. Thompson, Yes; Mrs. Anderson, Yes; Mr. Gorman, Yes; Mr. Williams abstained. The motion carried.

NEW BUSINESS

There being no New Business, Mr. Powers moved to Zoning Hearing Board.

ZONING HEARING BOARD

There being no Zoning Hearing Board, Mr. Powers moved to Adjournment.

ADJOURNMENT

Mr. Thompson made a motion, second by Mrs. Anderson, to adjourn the Planning Commission meeting at 7:15 P.M. Vote on the motion. All yes. The motion carried.