

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 7, 2015

AGENDA

CALL TO ORDER

ROLL CALL

DISCUSSION AND CORRESPONDENCE

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

SKETCH PLANS

1. Sketch Plan for Tall Oaks Subdivision – Capitol View Development Co., Inc. – 17 Lots

Mr. Waller presented the plan to the Planning Commission.

Robert J. Fisher, PE, advised the Planning Commission the original sketch plan showed sixteen (16) building lots and one (1) lot dedicated as a storm water basin. The sketch plan presented to the Planning Commission shows sixteen (16) building lots with lot 17 having the storm water basin on the lot. The cul-de-sac will not exceed the twenty-five building lots requirement. There will not be any interconnecting streets with the cul-de-sac. The subdivision plan will be constructed in one phase.

The entire subdivision will be on public sewer and public water.

Mr. Fisher stated the preliminary subdivision plan will be submitted for the May 5, 2015, Planning Commission meeting.

SUBDIVISION PLANS

1. Final Subdivision of 481 Nauvoo Road – Donald & Lori Weaver – 2 Lots

Mr. Waller presented the plan to the Planning Commission.

Zoning Ordinance:

There are no comments.

Subdivision Ordinance

1. Plan depicting the original property description is not included in the plan set. SLDO 260.14.A(1) A modification has been requested.
2. The surveyor signature and seal are required to be on the plans. SLDO260.14.A(12)
3. The plans do not have the certification and dedicatory statement signed by

owners. SLDO 260.14.A(13)

4. A PA DEP planning module will need to be submitted for approval
SLDO 260.14.B(2)
5. Proof of application to PennDOT for the proposed new driveway located at
Lot No. 3A will be required OR a copy of the actual permit. SLDO 260.14.B(3)(A)
6. Additional cartway widening would be required along Nauvoo Road.
SLDO 260.22.A(7) and 260.22.B(2) a modification has been requested.

General Comments

7. All plans have to comply with Resolution 2008-13, which indicated that all accounts
with the Township must be current and not delinquent.

Drew Bitner, Township Engineer, stated that the PennDOT has plans to replace the bridge at Cedars Road and north of the intersection with Nauvoo Road. The property owners should be notified.

Modifications

1. Original Property Descriptions – SLDO 260.14.A.(1)
2. Cartway Widening – SLDO 260.22.A(7) and 260.22.B(2)

Action on Modification Requests

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request from the Original Property Description requirement. Vote on the motion, Mr. Thompson, Yes; Mrs. Anderson, Yes; Mr. Williams, No. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend Approval of the modification request from the Cartway Widening requirements. Vote on the motion, Mr. Thompson, Yes; Mrs. Anderson, Yes; Mr. Williams, Yes. The motion carried.

Motion on the plan

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision comments 2, 3, 4, 5 and General Comment 7. Vote on the Motion, Mrs. Anderson, Mr. Thompson, Yes; Mr. Williams, Yes. The motion carried

2. Minor Final Subdivision for Phillip Payne – 884 Fishing Creek Road – 2 Lots

Mr. Waller presented the plan to the Planning Commission. Proposed plan is to create two (2) building lots. The previous use of the land was the Cedar Lodge. The lots will have wells and onsite septic systems

Zoning Ordinance

All comments have been addressed.

Subdivision Ordinance

1. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A.(12)
2. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 14.A.(13)
3. York County Erosion and Sedimentation Control will be required. SLDO 260.14.B(2)
4. A PA DEP planning module will need to be submitted for approval. SLDO 160.14.B(2)
5. Proof of application to PennDot for the proposed new driveways will be required OR A copy of the actual permits. SLDO 260.14.B(3)(A)
6. Additional cartway widening would be required along Fishing Creek Road and Lewisberry Road. SLDO 260.22.A.(7) and 260.22B.(2) A modification has been requested.

General Comments

1. Plan indicates that a septic tank lid is located within a dedicated portion of PennDOT's ROW along Lewisberry Road. If this is going to be abandoned, there should be a note indicating its removal.
2. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the Township must be current and not delinquent.
3. Resolution 2014-2 Traffic Impact Fee requires an impact fee of \$1000.00 per PM Peak hour vehicular trip generated by new development.

Mr. Waller indicated that Cathy Lee, PE, supports the modification request.

Modification

1. SLDO 255.19.A, SLDO 260.22.A(7) and SLDO 260.22.B(2), Roadway improvements along Fishing Creek Road and Lewisberry Road.
2. Stormwater Management requirements, SLDO 260.35

Action on the Modification Requests

1. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request from the roadway improvements along Fishing Creek Road and the Lewisberry Road. Vote on motion, Mrs. Anderson, Yes; Mr. Williams, Yes; Mr. Thompson, Yes. The motion carried.
2. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval

of the modification request from the Stormwater Management requirements due to the fact the impervious coverage will be less. Vote on motion, Mrs. Anderson, Yes; Mr. Williams, Yes; Mr. Thompson, Yes. The motion carried.

Motion on the Plan

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the plan to the Board of Supervisors contingent on Subdivision Ordinance comment No. 6 and General Comments No. 1 thru 3. If the septic tank is to be abandoned, it should be removed per DEP requirements.

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

Mr. Waller advised the Planning Commission that board member Kevin Gorman advised that he will not be able to attend the next four Commission meetings because of recreation requirements with his children. Mr. Gorman indicated he would resign if necessary, but he would like to remain a commission member. Mr. Waller noted to Mr. Gorman that the decision was entirely his to make. Mr. Gorman felt that it might be appropriate to ask the other commission members what their opinion of the situation would be.

Mr. Thompson questioned about the availability of an alternate commission member. Mr. Waller advised that while the Zoning Hearing Board does have the ability to have an alternate available to sit in for an absent member, he did not think that same principle applied to the Planning Commission. Mr. Waller indicated he would look into if there is the ability to assign an alternate for the Planning Commission. Mr. Thompson indicated that his concern would be that during the summer months, there might not be a quorum of the commission.

ZONING HEARING BOARD

Docket No. 2015-01: David and Marlea Miller, 1007 Pinetown Road, Lewisberry, PA 17339. The Applicants are requesting a special exception pursuant to the Fairview Township Zoning Ordinance, Section 402.C, for an Accessory Apartment. The Applicants wish to construct an accessory apartment above an attached garage. The property is owned by the Applicants and the property is located in the Rural Living Zoning District.

ADJOURNMENT

Mr. Thompson made a motion, second by Mrs. Anderson, to adjourn the Planning Commission meeting at 7:47 P.M. Vote on the motion. All yes. The motion carried.