

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 5, 2015

AGENDA

CALL TO ORDER

Mr. Thompson called the meeting to order at 7:06 pm.

ROLL CALL

Present

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

Absent

Chairman	Michael Powers
Member	Kevin Gorman

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the April 7, 2015 minutes with two corrections:

- The roll call for the meeting needs to be added;
- Under the Payne subdivision plan general comment #1, there was a spelling error.

Mr. Williams seconded the motion, All in favor. The motion carried.

DISCUSSION AND CORRESPONDENCE

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

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Final Lot Add on Subdivision – Barbara Sadler - 2 Lots

Mr. Waller presented the plan to the Planning Commission and referenced the remaining staff comments on the plan:

Zoning Ordinance

1. A note should be added to the plan, as well as the areas on the plan, designating compliance with the Scenic River Corridor that is associated with the property's frontage along the Yellow Breeches Creek. ZO 300.27

Subdivision Ordinance:

1. The plans do not have the engineer/surveyor signature and seal. SLDO 260.14.A(12)
2. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 260.14.A(13)
3. Cartway Improvements are not depicted on the plans SLDO 260.22.A(7) *Applicant has requested a modification of these requirements.*

General Comments:

4. 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. SLDO 260.14.A(4) Pertaining to the scale of the plans.
2. SLDO 260.22.A(7) Pertaining to Cartway Widening requirements.
3. SLDO 260.30 Sewage Planning.
4. SLDO 260.31 Pertaining to submittal of a Wetland Study.

Mr. Waller also provided York County Planning Commissions Comments:

1. Subdivision and Land Development Ordinance, the following information should be shown or provided with the plan:
 - a. The dated signature and seal of the surveyor responsible for preparing the plan. 260.14.A(12)
 - b. A copy of any easement restrictions associated with the PPL easements 260.15.B(11)
 - c. The certificate of ownership statement should be signed by the owner and notarized 260.14.A(13)
 - d. Any required Sewage Facilities Planning Module or exemption 260.14.B(2)
 - e. Survey monument or marker locations 260.14.A(21)
 - f. An easement on lot 2B for the Prescott property septic system 260.14.A(17)

Action on Modification Requests

Mr. Williams made a motion, seconded by Mrs. Anderson, to recommend approval of the modification request pertaining to the scale of the plans SLDO 260.14.A(4). Vote on the motion, all yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request pertaining to cartway widening requirements noting that future

subdivisions of the land will require compliance with this regulation SLDO 260.22.A(7).
Vote on the motion, all yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request pertaining to Sewage Planning noting that any modifications will still need to meet DEP guidelines SLDO 260.22.A(7). Vote on the motion, Mrs. Anderson, yes; Mr. Williams, yes; Mr. Thompson, no. The motion carried by a 2-1 vote.

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request pertaining to submittal of a Wetland Study noting that future subdivisions of the land will require compliance with this regulation SLDO 260.31. Vote on the motion, all yes. The motion carried.

Action on the Plan

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the plan to the Board of Supervisors contingent on staff comments - Zoning Ordinance #1; Subdivision ordinance #1, 2, 3; general comment 4 and York County Planning Commission comment #1 a-f. Vote on the Motion, all yes. The motion carried

2. Final Subdivision of Tall Oaks Subdivision – Tall Oaks Drive – 16 Lots

Mr. Waller presented the plan to the Planning Commission. He explained that the plan has been reviewed by Township Staff, the Township Stormwater Engineer and the Township Sewer Authority Engineer. Mr. Waller noted that while the plan was revised through the PC workshop process, there still were many comments and concerns that need to be addressed.

Mr. Ben Heisey and Robert Fisher, both from Fisher Associates gave a brief explanation on the plan, discussed some of the concerns and answered the Planning Commissions questions.

Motion on the Plan

Mrs. Anderson made a motion to table the plan until more of the comments and concerns noted by staff and the engineers can be addressed. Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried to table the plan.

SITE AND LAND DEVELOPMENT PLANS

There were no Site and Land Development plans.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ZONING HEARING BOARD

The Fairview Township Zoning Hearing Board will hold a Public Hearing on Thursday, **May 21, 2015**, at 7:00 p.m., in the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA 17070, to discuss the following:

Case No. 2015-02 Dwight and Sylvian McClain, and Marlene Yovicich, 697 Julie Court, Mechanicsburg, PA 17055. The Applicants are requesting a variance to the Fairview Township Zoning Ordinance, Section 300-16.A, Area and Design Requirements for the Rural Living (RL) Zoning District. The Applicants wish to construct a two bay garage and a third bedroom to the existing single family dwelling. The addition will intrude into the side yard setback. The Applicants also wish a variance from Section 300-30(B), Accessory buildings and similar structures. The Applicants wish to place an accessory structure less than ten feet to the principal building. The property is owned by the Applicants and is located in the Rural Living Zoning District.

ADJOURNMENT

The meeting was adjourned at 7:54 pm.