

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 2, 2015

AGENDA

CALL TO ORDER

Mr. Powers call the meeting to order at 7:03 PM

ROLL CALL

Present

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

Absent

Member	Kevin Gorman
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APPROVAL OF THE MINUTES

Mr. Thompson made a motion to approve the May 5, 2015, Planning Commission minutes. Mrs. Anderson seconded the motion. Vote on the motion. All 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 Plan.

SUBDIVISION PLANS

1. Final Subdivision Plan of 399 Cameron Road – Richard & Louise Lewis – 2 Lots

Mr. Waller presented the plan to the Planning Commission and referenced the remaining staff comments on the plan. The revised plans dated May 27, 2015, have been reviewed for compliance to Fairview Township Ordinance. Base on that review, staff has compiled the following comments:

Zoning Ordinance

All comments have been addressed.

Subdivision Ordinance:

1. The plans do not provide an original property description for the lots. SLDO 260.14.A(1). The applicant has requested a modification.
2. The surveyor/engineer signature and seal are required to be on the plan. SLDO 260.14.A(12)
3. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 260.14.A(13)
4. A PA DEP planning module exemption will need to be submitted for approval. SLDO 260.14.B(2)
5. Proof of public sewer capacity is required (Fairview Township Sewer Authority). SLDO 260.14.B(10)
6. Cartway widening will be required for the existing sub-standard width streets (Beinhower and Cameron Streets). SLDO 260.22.A(7) and 260.22.B(2). The Applicant has requested a modification.

Drew Bitner, PE, indicated that the Township is going to widen Beinhower Road from Valley Road to the Old York Road. The cartway width will be widen to 25 feet.

General Comments:

1. All plans have to comply with Resolution 2008-13, which indicates that all Accounts with the Township must be current and not delinquent.
2. Resolution 2014-2 Traffic Impact Fee, requires an impact fee of \$1,000.00 per PM peak hour vehicular trip generated by any new development.

Mrs. Anderson asked when the Traffic Impact Fee will go into effect. Mr. Waller advise the ordinance will go into effect on June 23, 2015.

Modifications:

1. Original Property Description, SLDO 260.14.A(1)
2. Cartway widening along Beinhower and Cameron Streets. SLDO 260.22.A7 And 260.22.B(2)

Motion on the Modification Requests.

Mr. Thompson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors. Vote on the motion.

All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr Thompson, to recommend approval of the modification request to the Board of Supervisors. Vote on the motion. All yes. The motion carried.

Motion 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 Mr. Waller's comments dated June 6, 2015, Subdivision Comments 1 thru 6, and General Comments 1 and 2. Vote on the motion. All yes. The motion carried.

2. Final Subdivision Plan of 703 YMCA Drive – Robert E. Myers Family Trust – 4 Lots

Mr Waller presented the plan to the Planning Commission and referenced the Remaining staff comments on the plan. The revised plan, dated May 27, 2015, have been reviewed for compliance to Fairview Township Ordinances. Based on that review staff has compiled the following comments:

Zoning Ordinance

1. Proposed lots No. 8 and 8A are substandard in size for the minimum lots size of 80,000 square feet in the Rural Living Zoning District. The applicant is requesting a variance of these requirements.
2. Minimum front yard setback for the RL Zoning District is 100 feet. Plan is showing 40 feet. Applicant is requesting a variance from this requirement.
3. The plans should note or designate that the entire site is located within the Airport Hazard Zoning District and will comply or ordinance requirement for Development within those areas.

Subdivision Ordinance

1. An original property description is not shown on the submitted plans.
SLDO 260.14.A(1)
2. The surveyor/engineer signature and seal are required to be on the plans.
SLDO 260.14A(12)
3. The plans do not have the certification and dedicatory statement signed by the owners. SLDO260.14.A(13)
4. A PA DEP planning module exemption will need to be submitted for approval.
SLDO260.14.B(2)
5. Proof of public water utility service is required (PAWC) SLDO 260.14.B(6)

6. A wetland study shall be provided for areas adjacent to the existing stream.
SLDO 260.14.B(7)
7. Proof of public sewer capacity is required (Fairview Township Sewer Authority).
SLDO 260.14.B(10)
8. Cartway widening will be required for the existing sub-standard with streets.
(YMCA and Steigerwalt Hollow Roads.) SLDO 260.22.A(7) and SLDO 260.22.B(2)
The Applicant has requested a modification.
9. Applicant has indicated that they will comply with the Township Recreation requirements by paying a fee in lieu of dedication. This fee shall be paid prior to plan recording. SLDO 260.33.B

General Comments

1. All plans have to comply with Resolution 2008-13, which indicates that all accounts with the Township must be current and not delinquent.
2. Resolution 2014-2 Traffic Impact Fee, requires an impact fee of \$1,000.00 per new PM peak hour vehicular trip generated by a new development.

Motion on the plan

Mr. Thompson made a motion, seconded by Mrs. Anderson 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 being no New Business, Mr. Powers moved to the Zoning Hearing Board

ZONING HEARING BOARD

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

Mr. Thompson made a motion to adjourn the Planning Commission meeting, seconded by Mrs. Anderson. Vote on the motion. All yes. The motion carried. The meeting was adjourned at 7:54PM.