

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 12, 2014

## CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 5:00 PM.

## ROLL CALL

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

Absent: H. Adam Williams, Member  
Stephen M. Waller, Fairview Township Codes Administration Director

## APPROVAL OF MINUTES

Mr. Gorman made a motion, seconded by Mrs. Anderson to approve the minutes of May 6, 2014, meeting of the Planning Commission. Vote on the motion. All yes. The motion carried.

## DISCUSSION AND CORRESPONDENCE

### 1. 604 Salem Road – Modification Request.

Matt Dennis, representing JR Fisher and Associates, presented the plan to the Planning Commission. 604 Salem is the prior HMW fabrication facility. Mr. Dennis advised the Planning Commission that a Stormwater report has been submitted to Cathy Lee, PE for her review.

Mr. Dennis has submitted a modification request from 22-305, Preliminary/Final Plan Procedures.

### Action on Modification Request.

Mrs. Anderson made a motion, seconded by Mr. Gorman, to recommend approval of the modification request from Preliminary/Final Plan Procedures, contingent on fee and the stormwater report. Vote on motion. All yes. The motion carried.

## SKETCH PLANS

There being no Sketch Plans, Mr. Powers moved to Subdivision Plans

## SUBDIVISION PLANS

### 1. Final Minor Subdivision Plan for Hoffman Property & York Red Mill Associates, LLC

The plan was presented to the Planning Commission. It is the desire of Virginia and Clinton Hoffman that the subdivision of the Hoffman property be separated from the property of York Red Mill Associates, LLC. The portion of the subdivision plan with York Red Mill Associates, LLC, has been recorded by Newberry Township. The Township Solicitor stated the plan must come before the Fairview Township Planning Commission for their consideration

It was agreed that a subdivision plan will be prepared and submitted to the Planning Commission on June 12, 2014.

Comments from Mr. Waller dated June 2, 2014.

#### Zoning Ordinance

All comments have been addressed.

#### General Comments

1. The surveyor signature and seal are required to be on the plans. SLDO 402.1.L
2. The plans do not have the certification and dedicatory statement signed by the owner. SLDO 402.1.M

#### General Comments

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

#### Modifications

4. Sight triangle requirement for the existing driveway onto Beinhower Road. SLDO 402.1.S
5. Cartway improvements along Beinhower Road. SLDO 602.1.G
6. Paving requirement for an existing driveway entrance. SLDO 606.4.H
7. Public Water Supply connection requirements. SLDO 609.1.C
8. On-Site sewage disposal for the existing dwellings. SLDO610.1.C
9. Septic Replacement sites for the existing dwellings. SLDO 610.1.D

#### Action on the Modification Requests

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

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend approval of the cartway improvements along Beinhower. Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Gorman, to recommend approval of the modification request from the paving requirement for existing driveway requirements. 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 from the Public Water Supply requirements. Vote on the motion. All yes. The motion carried.

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend denial of the modification request from On-Site sewage disposal for the existing dwellings. Vote on the motion. All yes. The motion carried.

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend denial of the modification request from the Septic Replacement site for the existing dwellings. Vote on the motion. All yes. The motion carried.

#### Action on the Plan

Mrs. Anderson made a motion, seconded by Mr. Gorman, to recommend approval of the plan contingent on subdivision comments 1, 2 and the modification request. 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. 2014-05: Joseph Mank, 106 Forest Drive, Camp Hill, PA 17011. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 503.A, Maximum Impervious Lot coverage is 40 %. The Applicant wishes to install an in-ground swimming pool, which will increase the impervious cover of the lot to 46.87%. The property is owned by the Applicant and is in the Single Family Residential Zoning District (RS).

### **ADJOURNMENT**

Mrs. Anderson made the motion, seconded by Mr. Thompson, to adjourn the meeting at 5.28 PM. Vote on the motion. All yes. The motion carried.