

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

October 6, 2015

## AGENDA

### CALL TO ORDER

Mr. Powers called the meeting to order at 7:01 pm.

### ROLL CALL

#### Present

Chairman	Michael Powers
Member	Anne Anderson
Member	Adam Williams
Codes Director	Stephen Waller

#### Absent

Vice Chairman	Michael Thompson
Township Engineer	Drew Bitner
Member	Kevin Gorman
Zoning Officer	Stephen M. Waller,

### APPROVAL OF THE MINUTES

Mrs. Anderson made a motion, to approve the minutes of the July 7, 2015, Planning Commission meeting. Mr. Williams was unable to second the motion because he was not present at the July 7, 2015, Planning Commission meeting. Mr. Powers deferred the motion on the minutes until the next Planning Commission meeting.

### DISCUSSION AND CORRESPONDENCE

Mr. Powers stated the he has received a letter from Kevin Gorman advising that he is resigning his position on the Planning Commission immediately. If anyone knows someone who would be interested in being on the Planning Commission, they should send a letter to Mr. Waller.

### SKETCH PLANS

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

### SUBDIVISION PLANS

#### 1. Final Subdivision Plan - 699 and 693 Wyndamere Road – 3 Lots

The plans dated September 22, 2015, have been reviewed for compliance to Fairview Township Ordinances. Based on that review staff has compiled the following comments:

Zoning Ordinance:

All comments have been addressed.

Subdivision Ordinance:

1. The surveyor/engineer signature and seal are required to be on the plan. 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)

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.

Modifications:

1. SLDO 260.14.A(1), Original Property Description.
2. SLDO 260.22.A7 & 260.22.B(2), Cartway widening along Wyndamere Road.

Motion on the Modification Requests:

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request to the Board of Supervisors, for the property description. 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 to the Board of Supervisors, for the roadway improvements along Wyndamere Road. 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 Subdivision Ordinances comments 1 and 2, General Comment number 1. Vote on the motion. All yes. The motion carried.

## **SITE AND LAND DEVELOPMENT PLANS**

### 1. Preliminary/Final Land Development Plan – Gran –U – Lawn - Old York Road

The revised plans dated September 24, 2015, have been reviewed for compliance to Fairview Township Ordinances. Based on that review staff has compiled the following comments:

#### Zoning Ordinance:

1. The plans depict the parking calculation for only the landscaping center. Ordinance requires spaces for the self-storage units which is not depicted in the calculation. The existing parking associated with current uses and requirements should be indicated on the plans. ZO300.56.
2. Plans do not show compliance with the applicable lighting standards for parking areas. The parking lighting and any exterior lighting will also have to comply with the energy standards noted in the Outdoor lighting section of the ordinance. ZO300.57B(7)(d).

#### 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 260.14.A(13).
3. The plans should indicate all existing man-made features – water lines and sewer lines for the existing 7000 sq.ft. landscaping building. SLDO 260.14.A(15).
4. Iron pins are to be placed at the corners of properties. Not all corners are identified. Can add a note indicating required monumentation. SLDO 260.14.A(21).
5. Proposed street light location have not been indicated on the plans. SLDO 260.14.A(20) and SLDO 260.25.F.
6. Are there any deed restrictions or covenants? If so, plans should reference them. Height restrictions on deed? SLDO 260.14.A(27).
7. York County Erosion and Sedimentation Control plan approval will be required. SLDO 260.14.B(1) and 260.15.B(10).
8. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14(2).
9. Proof of public water availability from the approving authority will need to be submitted. SLDO 260.14.B(6).
10. Proof of Public Sewage capacity from the approving authority will need to be submitted. SLDO 260.14.B(10).
11. An improvement bond estimate is required to be submitted for review. SLDO 260.17A(2)(b).

12. An executed Security Agreement will be required associated with the proposed improvements. SLDO 260.17.A(3)
13. An engineer Escrow account in the amount of 4% of the approved improvement bond estimate will be required. SLDO 260.19.C.
14. Ordinances required that the widening of Old York Road take place also the frontage of the lot. SLDO 260.22.A(7) and 260.22.B(2).
15. Plans will need to show compliance with the Township recreation requirements noted in SLDO 260.33.

#### Floodplain Management Ordinance:

1. Due to land developments location completely within an identified flood plan, the plan should show compliance with the applicable established criteria noted in the "procedures and requirements" section of the ordinance to include the required certifications. Submitted report will need to be certified by a design professional prior to final plan approval. FPO 151.7.

#### 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 per new PM peak hour vehicular trip generated by any new development. Plans and Traffic Summary will be reviewed to determine any applicable Traffic Impact Fees.
3. The Fairview Township sanitary sewer specifications dictate the construction of lateral within the ROW to the main. The plan have been sent to the Fairview Township Sewer Engineer for his review. When comments are received, they will be forwarded accordingly.

#### Modification Requests:

1. SLDO 260-35.D(2)(a)[4], Request a waiver of the requirement for a minimum pipe size of 15" is being requested due to size limitations with being able to fit the pipe into the SWM out structure.
2. SLDO 260-35.C(3)(m): Request waiver of the requirement for the SWM basin discharge pipe to be reinforced concrete (RCP) is being requested due to the proposed size of 8 inches not being available in RCP.
3. SLDO 252-17.C(1)(f): A waiver of the requirement for the SWM basin discharge pipe to be designed with a lever spreader is be requested due to constructability and design concerns. Since the site is extremely flat and the groundwater table is very shallow.

Motion on the Plan.

Mrs. Anderson made a motion seconded by Mr. Williams, to table the plan.  
Vote on the motion. All yes. The motion carried.

## **OLD BUSINESS**

### **1. Preliminary Subdivision for Willis Road Estates – H. Kenneth Myhre – 14 Lots**

Mrs. Anderson made a motion, seconded by Mr. Williams, to untable the plan.  
Vote on the motion. All yes. The motion carried.

The plans dated September 4, 2015, have been reviewed for compliance to the Fairview Township Ordinances. Based on that review, staff has compiled the following comments:

Subdivision Ordinance:

1. The typical driveway detail that is provided on the plans shows a culvert. Minimum culvert size is 18 inches. SLDO 260.14.A(3).
2. The surveyor/engineer signature and seal are required to be on the plans. SLDO 260.14.A(12).
3. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13).
4. Two concrete monuments and iron pins are in place at the corners properties. SLDO 260.14.A(21).
5. A primary control point is noted on the plans. There are two shown? SLDO 260.14.A(22).
6. Are there any deed restriction of covenants? Nothing associated with the SWM swales in yards OR the sewer easement in the yards SLDO 260.14.A(27).
7. Proposed street lights location have not been indicated on the plans. SLDO 260.25.F. A modification has be requested.
8. York County Erosion and Sedimentation Control Plan and NPDES plan will be required. SLDO 260.14.B1 and 260.15.B(10).
9. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14.B(2).

10. PennDOT Permit number for the existing driveway on Valley will need to be submitted and proof of application for the proposed curbing return from Willis Road onto Valley Road will need to be submitted PRIOR to final plan review. SLDO 260.14.B(3)(a).
11. An Improvement bond estimate is required to be submitted for review. SLDO 260.17.A(2)(b).
12. An executed Security Agreement will be required associated with the proposed improvements. SLDO 260.17.A(3).
13. An engineer Escrow account in the amount of 4% of the approved improvement Bond estimate will be required. SLDO .19.C.
14. Ordinances require that widening along Valley Road needs to take place. SLDO 260.22A.(7) and 260.22.B(2). The applicant previously requested a waiver from widening along Lot No. 10 and the frontage along Valley Road. Since plan change, new mods should be submitted to reflect correct lot numbers.
15. Curbing is required along he entire frontage of Valley Road. SLDO 260.24.B. The applicant is requesting a waiver from these requirements.
16. The proposed subdivision is located within 1000 feet of a subdivision with sidewalks (Cee Jay Drive), therefor side walks would be required along the frontage of Willis and Valley Roads. SLDO 260.25.A. Applicant has requested a waiver of these requirement which was approved July 25, 2015.
17. Plans will need to show compliance with the Township recreation requirements Noted in SLDO 260.33.
18. If a Homeowners Associations be being proposed, copies of those documents should be submitted for review by the Township Solicitor. SLDO 260.35 and 260.15.B.11.

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 per new PM peak hour vehicular trip generated by any new development.

Motion on the modification requests:

1. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request from SWM Ordinance, 252.10.L, SWM pond location in the building setback. Vote on the motion. All yes. The motion carried.

2. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request from SWM Ordinance, 252-17.1.C.1.c SWM basin side slopes from 4:1 to 3:1. Vote on the motion. All yes. The Motion carried.
3. Mrs. Anderson made a motion, seconded by Mr. Williams to recommend approval of the modification request from SWM Ordinance, 252-21.F, the plan size from 22" X 34" to 24" X36" . Vote on the motion. All yes. The motion carried.
5. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification request SLDO. 260.22.A(7), the Cartway width requirement along valley Road. Vote on the motion. All yes. The motion carried.
6. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the modification SLDO 260.24.B, the curbs along Valley Road requirement. Vote on the motion. All yes. The motion carried.
7. Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend the modification request from SLDO 260.25.A, to eliminate sidewalks along Valley Road. Vote on the motion. All yes. The motion carried.
4. Mrs. Anderson made a motion, seconded by Mr Williams, to recommend approval of the SWM Ord, Article VI, Design SWM standards for the house and Driveway on Lot No. 14. Vote on the motion. All yes. The motion carried.

Motion on the plan:

Mrs. Anderson made a motion, seconded by Mr. Williams, to table the plan. Vote on the motion. All yes. The motion carried

### **NEW BUSINESS**

There was no new business. Mr. Powers moved to Zoning Hearing Board

### **ZONING HEARING BOARD**

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

### **ADJOURNMENT**

Mr. Thompson made a motion to adjourn, seconded by Mrs. Anderson. The motion carried. The meeting was adjourned at 7:54 pm.