

FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 4, 2015

AGENDA

CALL TO ORDER

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

ROLL CALL

Present

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

Mr. Powers welcomed Michael Mehaffey to the Fairview Township Planning Commission.

APPROVAL OF THE MINUTES

Mrs. Anderson made a motion to approve the minutes of the October 6, 2015, Planning Commission meeting. Mr. Williams seconded the motion. Mr Thompson abstained. Vote on the motion,. All yes. The motion carried. Pr. Powers made a motion to approve the July 7, 2015, Planning Commission meeting. Mr Thompson seconded the motion. Vote on the motion. All Yes. The motion carried.

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 Plans.

SUBDIVISION PLANS

1. Final Lot Add-On Plan for the Hindu American Religious Institute

Mr. Waller advised the Planning Commission that he had received an email from the representative indicating they wanted to table 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 not Site and Land Development Plans, Mr. Powers moved to Old Business.

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

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

The revised plan dated November 3, 2015, have been reviewed for compliance to the Fairview Township Ordinances. Based on that review, staff has compiled the following comments. Mr Waller indicated that comments 4 and 5 can be removed. No. 4, York County Erosion and Sedimentation Control Plan will not be required, and No.5, have received DEP Planning Module exemption.

Zoning Ordinance:

1. The plans include a lighting plan which appears to show light trespass offsite onto the adjacent property which is not permitted by ordinance. The plans should also note that the installed lighting will be in compliance with the applicable provision of the ordinance. ZO300.57.B(7)(d) and 300.46.B(9)

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 statements signed by the Owners SLDO 260.14.A(13)
3. Proposed street light location have not been indicated on the plans. SLDO 260.14.(20) and SLDO 260.25.F
4. York County Erosion and Sedimentation Control plan approval will be required. SLDO 260.14.B.(1) and 260.15.B(10)
5. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14.B(2)
6. An improvement bound estimate is required to be submitted for review. SLDO260.17.A(2)(b)
7. An executed Security Agreement will be required associated with the proposed Improvements. SLDO260.17.A(3)
8. An Engineer Escrow account in the amount of 4% of the approved improvement Bond estimate will be required, SLDO 260.17.A(3)
9. Ordinances require that the widening of Old York Road take place also along the Frontage of the lot. SLDO 260.22.A(7) and 260.22B(2)

Flood plain Management Ordinance:

All FPO comments have been addressed.

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. The Fairview Township sanitary sewer specification dictate the construction of the lateral within the ROW to the main. The plans have been sent to the Fairview Township Sewer Engineer for this review. When comments are received, they will be forwarded accordingly.

Modifications:

1. SLDO 260.22.A(7) and 260.22.B(2) – Cartway improvements to Old York Road.

Action on the modification request;

Mr. Thompson made a motion, seconded by Mrs. Anderson, to recommend Approval of the modification request from the cartway improvements to the Old York Road.. 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 contingent on Zoning Ordinance No. 1, Subdivision Ordinance comments 1, 2, 3, 6, 7, 8, 9, and General Comments !, and 2. Vote on the motion. All Yes. The motion carried.

2. Preliminary Subdivision for Willis Road Estates – H. Kenneth Myhre – 14 Lots

Mrs. Anderson made a motion, seconded by Mr. Thompson, 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 complied the Following comments:

Subdivision Ordinance:

All comments have been addressed.

Subdivision Comments:

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 state signed by the Owners. SLDO 260.14.A(13)
3. York County Erosion and Sedimentation Control Plan and NPDES Plan will be required. SLDO260.14.B(1) and 260.15.B(10)

4. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14.B(2)
5. An improvement bond estimate is required to be submitted for review. SLDO 260.17.A(2)(b)
6. An executed Security Agreement will be required associated with the proposed Improvements. SLDO 260.17.A(3)
7. An engineer Escrow account in the amount of 4% of the approved improvement bond estimate will be required. SLDO 260.19.C.
8. The submitted Homeowners Association document are currently be reviewed By the Township Solicitor. SLDO 260.35and 260.15.B11.

1. The plan notes a waiver of the "Preliminary Plan submission" The plan is not required to be submitted as a preliminary plan, but as a Preliminary/Final Subdivision Plan" . Unless a modification is requested and approved, the plan is not considered a "Lot Add-On plan also. SLDO 260.
2. The Board of Supervisors title block is not correct. Please refer to the specific language in the Appendices, "Attachment". SLDO 260 Appendices.
3. The Planning Commission title block is not correct. Please refer to the specific Language in the Appendices, " Attachment 6". SLDO 260 Appendices.
4. The scale of the Original Property Description plan is not at 1" = 400". Applicant is requesting is requesting a modification from these requirements.
5. The Location Map should show all streets in the vicinity of the subdivision (Red Fox Court and Ridgewood Lane) SLDO 260.14.A(4)
6. Township Street numbers for Schoolhouse Lane (T-985) and Ridge Road (T-754) are not shown on the plans. SLDO 260.14A(4)
7. The plan do not show the Deed Book and page numbers OR recorded plan Information for the adjacent properties to the proposed subdivision. SLDO 260.14.A(8)
8. The surveyor/engineer signature and seal are required to be on the plans.

SLDO 260.14.A(12)

9. The plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A.(13)
10. Septic system are not shown for Lot No. 3 and Lot No. 4 on the plan. SLDO 260.14.A(15)
11. The existing natural features are not indicated on the plans. SLDO 260.14.A(16)
12. The plan does not show the required 2 foot contours. SLDO 260.14.A(18). The Applicant is requesting a modification from these requirements.
13. Two concrete monuments and iron pins are to be placed at the corners of properties. SLDO 260.14.A(21) Applicant is requesting a modification from these requirements.
14. All lots are required to show a replacement septic system site. Percs and Probes should be shown on the plan where this secondary site will be for each lot.
15. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14B(7)
16. A Wetland Analysis is required or a note on the plans indicating that there are No wetland on the site. SLDO 260.14B(7)
17. The plans should identify the areas of the right-of-way that are being dedicated With this plan. SLDO 260.15A(5)
18. Ordinances require that the widening of Schoolhouse Lane and Ridge Road to To take place along the frontage of all the proposed lots contained in this Subdivision. SLDO 260.22.B(2)
19. Curbing is required along the entire frontage of Schoolhouse Lane and Ridge Road. SLDO 260.24 Applicant is requesting a waiver from these requirements.
20. Plan will need to show compliance with the Township recreation requirements Noted in SLDO 260.33

General Comments:

1. All plans have to comply with Resolution 2008-13, which indicates that all accounts township must be current and not delinquent.
2. The Township Engineer title block says "Conewago Township".

Modifications:

1. Subdivision and Land Development SLDO 252-15, Stormwater Management not Required with no proposed improvements associated with the plans.
2. Subdivision and Land Development SLDO260.10.A(1) Preliminary Plan Procedures – Not required – See Note No. 1 in SLDO above.

Action on the Modification Requests:

1. Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the of Subdivision and Land Development SLDO 260.14.A(1) of Original Property Description Scale from 1" = 400 feet to 1" = 1000 feet, to the Board of Supervisors. Vote on the motion, All Yes. The motion carried.
2. Mrs. Anderson made a motion, seconded by Mr. Thompson, not to recommend approval of the modification request of the Subdivision and Land Development SLDO 260.14.A(16) from the Existing Natural Features requirement, to the Board of Supervisors. Vote on the motion. All yes. The motion carried.
3. Mrs. Anderson made a motion, seconded by Mr. Mehaffey, not to recommend approval of the modification request to the Board of Supervisor of the Subdivision and Land Development SLDO 260.14.A(18) the Existing contours requirement. Vote on the motion. All Yes. The motion carried.
4. Mrs. Anderson made a motion, seconded by Mr. Thompson, not to recommend approval of the modification request to the Board of Supervisors of the Subdivision and Land Development SLDO 260.15.B(1) the Final Erosion and Sedimentation requirement. Vote on the motion. All Yes. The motion carried.

representative indicating they wanted to table 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

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

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

The Revised plan dated November 3, 2015, have been reviewed for compliance to Fairview Township Ordinances. Base on that review, staff has compiled the following comments. Mr. Waller indicated that comments 4 and 5 can be removed.

No. 4, York County Erosion and Sedimentation Control Plan will not be required, and No. 5, Have received DEP Planning Module exemption.

Zoning Ordinance

1. The plans include a lighting plan which appears to show light trespass offsite onto the adjacent property which is not permitted by ordinance. The plans should also note that the installed lighting will be in compliance with the applicable provision of the ordinance. ZO300.57.B(7)(d) and 300.46.B(9).

Subdivision Ordinance

1. The surveyor / engineer signature and seal are required to be on the plans. SLDO 26.14.A(12)
2. The Plans do not have the certification and dedicatory statement signed by the owners. SLDO 260.14.A(13)
3. Proposed street light location have not been indicate on the plans. SLDO 260.14.A(20) and SLDO260.25.F
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7. An executed Security Agreement will be required associated with the propose Improvements. SLDO260.17.A(3)
8. An engineer Escrow account in the amount of 4% of the approved improvement Bond estimate will be required, SLDO 260.19.C
9. Ordinances require that the widening of Old York Road take place also along the Frontage of the lot. SLDO 260.22.A(7) and 260.22.B(2). A modification has been requested.

Floodplain Management Ordinance

All FPO comments have been addressed.

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. The Fairview Township sanitary sewer specification dictate the construction of

the lateral within the ROW to the main. The plans have been sent to the Fairview Township Sewer Engineer for this review. When comments are received, they will be forwarded accordingly.

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Action on the modification request.

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Action on the plan

Mrs. Anderson made a motion, seconded by Mr. Williams, to recommend approval of the plan contingent on Zoning Ordinance No. 1, Subdivision Ordinance comments 1, 2, 3, 6, 7, 8, 9, and General Comments 1, and 2. Vote on the motion. All yes. The motion carried.

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4. Proof of an approved DEP Planning Module or exemption will be required. SLDO 260.14.B(2)
5. An improvement bond estimate is required to be submitted for review.

SLDO 260.17.A(2)(b)

6. An executed Security Agreement will be required associated with the proposed Improvements. SLDO260.17.A(3)
7. An engineer Escrow account in the amount of 4% of the approved improvement bond estimate will be required. SLDO 260.19.C
8. The submitted Homeowners Association documents are currently being reviewed 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.

Modifications

- 1 *SWM Ord – 252.10.L, – SWM Pond location in the building setback. Approved by BOS on October 26, 2015.
2. *SWM Ord – 252.17.1.C.1.c, – SWM Basin side slopes from 4:1 to 3:1. Approved by BOS on October 26, 2015.
3. *SWM Ord – 252.21.F, - Plan size from 22” X 34” to 24” X36”. Approved by BOS on October 26, 2015.
4. *SWM Ord. – Article VI – Design SWM standards for the house and driveway on Lot 14. Approved by BOS on October 26, 2015.
5. *SLDO – 260.22A(7) – Cartway width along Valley Road. Approved by the BOS on October 226, 2015.
6. *SLDO 260.24.B – Curbs along Valley Road. Approved by the BOS on October 26, 2015.
7. *SLDO 260.25.A – Eliminate sidewalks along Willis and Valley Road. Approved by BOS on October 26, 2015.
8. New – SLDO 210.10 – Preliminary Plans submittal.

*= Modifications granted under original 11 lot plan

Alan Love, PE, of Site Design Services, Inc., advised the Planning Commission that he has submitted three Preliminary Plan to this date. The Final Plan will be the preliminary plan with a Final Plan cover sheet.

Action on Modification Request

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

Action on the plan

Mrs. Anderson made a motion, second by Mr. Thompson, to recommend approval of the plan contingent on Mr. Waller's comments of November 3, 2015: Subdivision Ordinance comments 1, 2, 3, 4, 5, 6, 7, 8; comments the stormwater engineer and the outstanding comments of the sanitary sewer engineer. Vote on the motion. All yes. The motion carried.

Mr. Waller advised the Planning Commission that the Board of Supervisors are seeking applicants for appointments to the following Boards and Commissions:

Planning Commission, One (1) four-year term Jan, 2016 to Jan, 2020, plus two (2) alternates.

Zoning Hearing Board, One (1) three-year term, Jan, 2016- Jan, 2019, plus two (2) alternates.

Recreation Board, Two (2) 5-year terms – Jan,2016-Jan, 2021.

Tax Collector, Appointment to fill a two-year term from Jan, 2016 to Jan, 2018.

The notices are posted on the Fairview Township Web-page.

NEW BUSINESS

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

ZONING HEARING BOARD

Case No. 2015-07: Dennis Frizzi, Jr, 7 Crescent Drive, New Cumberland, PA 17070. The Applicant is requesting a variance to the Fairview Township Zoning Ordinance, Section 300-37(E)(1)(2), Fences and walls located in the front yard between the principal building and the street (excluding alley) in the RS, RMU, VR and/or VMU Zoning Districts, shall have a minimum 50% open area to 50% structural area. The Applicant wishes to erect a six foot privacy fence. The property is owned by the Dennis P. Frizzi, Jr., and Laurie Frizzi, and is located in the Single Family Residential Zoning District.

ADJOURNMENT

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