

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 1, 2014

CALL TO ORDER

Chairman Michael A. Powers called the meeting to order at 7:00 PM.

ROLL CALL

Present: Michael A. Powers, Chairman
Michael E. Thompson, Vice-Chairman
Anne K. Anderson, Member
H. Adam Williams, Member
Stephen M. Waller, Fairview Township Codes Administration Director

Absent: Drew Bitner, Township Engineer
Kevin V. Gorman, Member

APPROVAL OF MINUTES

Mr. Thompson made a motion, seconded by Mrs. Anderson to approve the minutes of February 4, 2014, meeting of the Planning Commission. 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 Subdivision of 1026 Oak Hill Road and 953 Cedars Road – Lot Add-On

Mr. Waller presented the plan to the Planning Commission.

Chris Hoover, PE, Hoover Engineering Services represented the plan.

Zoning Ordinance:

No Comments

Subdivision Ordinance:

1. Lot No. 1, Lot lines, dimensions, bearing dedicated ROW's, setbacks, stream easements, are not reflected on the plan. Both lots are subject to the SLDO requirements. SLDO 402.1.D foot isolation distance to another

well or septic system are within the required 100 foot isolation distance to another well or septic system. SLDO 402.1.D Applicant has requested a modification of these requirements.

2. Adjacent wells and septic systems are to be located on the plans. If a full survey of the surrounding properties is not conducted a waiver with a note indicating no adjacent well/septic system are with the required 100foot isolation distance to another well/septic system SLDO 402.1.D. the Applicant has requested a modification of these requirements.
3. The surveyor signature and seal are required to be on the plan. SLDO 402.1.L
4. The plans do not have the certification and dedicatory statement signed by the owner. SLDO402.1.M
5. Additional road right-of-way is required to be dedicated along the residual Lot No. 1 tract of land for both Oak Hill Road and Cedars Road. SLDO 602.1.G
6. Additional cartway widening is required along Oak Hill and Cedars Road. SLDO 602.2.C Applicant has requested a modification of these requirements.

General Comments:

7. Lot No. 1 is a integral part of the proposed subdivision plan. All subdivision ordinance requirements would apply to this residual lot unless modification s are granted for the requirements.
8. All plans have to comply with Resolution 2008-13, which indicated that all accounts with the township must be current and not delinquent.

Modifications:

9. Existing Features for Lot No. 1 (residual lot). SLDO 402.1.D
10. Cartway improvement and dedication of additional right-of-way along Oak Hill and Cedars Roads. SLDO 602.1.G and 602.2.C
11. Wetlands investigation submittal, SLDO 612

Motion on the Modification Requests:

Mr. Thompson made a motion, seconded by Mrs. Anderson , to recommend approval of the modification request from SLDO 602.2.C, the cartway improvement requirements along Oak Hill and Cedars Road, to the Board of Supervisors. 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 from SLDO 612, the wetland investigation submittal. Vote on the motion. All yes. The motion carried.

Motion on the Plan:

Mrs. Anderson made a motion, seconded by Mr. Thompson, to recommend approval of the plan to the Board of Supervisors contingent on Mr. Waller's comments dated March 31, 2014: Subdivision Comments 1, 4, 8 and General Comments. 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

2. Preliminary/Final Land Development Plans – FedEx Ground – Modification Request

Mr. Waller presented the plan to the Planning Commission.

The developer is requesting a modification requests of Land Development requirements.

All of Mr. Waller's comments are in compliance.

Motion on the modification requests

Mr. Thompson made the motion, seconded by Mrs. Anderson to recommend of the modification requests to the Board of Supervisors. Vote on the motion. All Yes. The motion carried.

ZONING HEARING BOARD

Case No. 2014-02: Gary R. Bernardi, 669 Fishing Creek Road, New Cumberland, PA 17070. The Applicant is requesting a special exception pursuant to the Fairview Township Zoning Ordinance, Section 1104.B for the extension, expansion, or enlargement of an existing nonconforming accessory structure. The Applicant wishes to construct a side wall and end wall on an existing foundation. The construction will match the existing accessory structure, roof line and siding. The property is owned by the Applicant and is in the Single Family Residential Zoning District (RS).

ADJOURNMENT

Mr. Thompson made the motion, seconded by Mrs. Anderson, to adjourn the meeting at 7:30 PM. Vote on the motion. All yes. The motion carried.