

SUPERVISORS OF FAIRVIEW TOWNSHIP

7471 McCray Road
Fairview, PA 16415

Workshop Meeting
February 19, 2014
1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:00 P.M. on February 19, 2014 by Chairman Peter Kraus. Present were: Supervisors Peter Kraus; Mark Gennuso and Ralph Heidler; Zoning Officer James Cardman; Assistant Secretary Michelle Zirkle and Engineer George Willis.

The Supervisors and Mr. Cardman met with Engineer George Willis about Stormwater questions. Pennsylvania's Department of Environment Protection (DEP) has mandated enactment of a stormwater ordinance that draws concerns from the Supervisors. Specifically, the DEP now requires that, among other things, the developers only utilize wet ponds for stormwater management. The concerns the Supervisors have are: the average depth of these ponds are three to six feet with a maximum of eight feet of standing water, which poses a safety concern for small children living around these ponds, another concern is the mosquito breeding on the still water which causes a greater risk of exposure to the West Nile Virus and the Eastern Equine Encephalitis.

Mr. Gennuso has suggested that they set a meeting up with Solicitor Paul Burroughs, Congressman Mike Kelley, Engineer George Willis and the DEP to further discuss these issues.

Mr. Cardman continues the meeting with discussing more zoning ordinance changes in the B Districts.

B3:

Change Wording to:

A. Principal Uses

1. Retail, service businesses (either professional or personal), banks, and offices.
2. Restaurants, drive-ins, hotels/motels, taverns, bowling alleys and other similar places of business and public amusement.
3. Food manufacturing.
4. Outdoor recreation and commercial uses.
5. Automobile sales, repair, service and rental.

Remove/Replace/Re-Number

C. Lot and Area Requirements

1. Minimum Lot Area – 1 acre

a. Integrated Center – one acre. Lot and area and construction requirements must be determined on the basis of the entire regional or integrated shopping area. These determinations shall include the following construction and design requirements:

(1) Access (ingress and egress) shall be provided in accordance with the Pennsylvania Department of Transportation requirements and permit flow and turning movements with a minimum of traffic interruption.

(2) Parking design including spacing, driving aisles and turning areas shall be well defined and permit maximum use of movement.

(3) Lane separations, traffic directions and pedestrian access shall be well defined.

(4) Building identification signs (marquees and canopies, etc.)

(5) Integrated centers shall be required to have an approved Land

Development plan as required in the Subdivision and Land Development Ordinance.

2. Lot Width – 135 feet.

3. Minimum front yard

a. 50 feet along township roads

b. 75 feet along state roads

4. Side yard

a. 25 feet

b. 50 feet adjoining residential districts

c. Accessory use setback is the height of the structure but no less than 25 feet.

5. Rear yard

a. 50 feet

b. 80 feet adjoining a residential district

c. Accessory use setback is the height of the structure but no less than 25 feet.

6. Maximum building height - 50 feet with the following exceptions:

7. Maximum building lot coverage - 50 percent.

8. Maximum lot depth to width ratio -three to one.

9. No equipment or storage areas shall be within 75 feet of an adjacent lot in a Residential District.

10. No equipment or storage shall be parked or stored closer than 25 feet to any property line.

11. The width of any entrance driveway leading from the public street to such use shall not exceed 130 feet at its intersection with the curb line or edge of pavement, and grade level shall be maintained for a distance of 50 feet into the lot.

12. No two driveways leading from a public street to such use shall be within 50 feet of each other at their intersection with the curb or street line.

B4:

Add/Change:

A. Principal Uses

1. Retail, service businesses (either professional or personal), banks, and offices.
2. Restaurants, taverns, bowling alleys and other similar places of business and public amusement.
3. Outdoor recreation and commercial uses.
4. Drive in uses for the above section A.1 through 4
5. Automobile sales, repair, service and rental.
 - a. Automobile repair garages when conducted entirely within a building shall have an approved visual buffer abutting any residential zoned property. Vehicles located on the lot for service shall have current registration plate affixed and be serviced within a 30 day period or must be kept within a complete site obscuring screen until it's repaired or removed from the premises.
 - b. Accident vehicles requiring more than 72 hours for service shall be stored in a site obscuring screened area not visible from any property boundary.

Change:

5. In no case shall storage spaces or loading/unloading facilities be permitted in the front of any main(delete) building.
6. All loading/unloading facilities shall be located a minimum of 300 feet from any Residential District boundary if operated between the hours of 6:00 p.m. and 7:00 a.m. (Delete)

Meeting Adjourned at 3:05 PM

Respectfully Submitted,

Michelle A. Zirkle