

FAIRVIEW TOWNSHIP PLANNING COMMISSION

January 7, 2025

CALL TO ORDER

Mr. Williams called the meeting to order at 6:05 PM

ROLL CALL

Present:

Chairman	H. Adam Williams
Vice-Chairman	Mark Koellner
Member	Tom Richey
Member	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

REORGANIZATION

Mr. Richey made a motion to nominate Mr. H. Adam Williams to remain the Chairman of the Planning Commission Board. Mr. Flowers seconded the motion. Vote on the motion, all yes. Chairman Williams abstained. The motion carried.

Mr. Richey made a motion to nominate Mr. Koellner to remain the Vice-Chairman of the Planning Commission Board. Mr. Flowers seconded the motion. Vote on the motion, all yes. Vice-Chairman Koellner abstained. The motion carried.

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the November 6, 2024 Planning Commission meeting minutes. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

1. Comprehensive Plan 2024

Mr. Dean Severson of HRG, Inc (hired consultant) was in attendance to provide a summary update of the Fairview Township 2024 Comprehensive Plan as well as to provide any detailed explanations to the Planning Commission.

Planning Commission members discussion points were as follows:

- Supported the Comprehensive Plan as provided, noting that much like the 2010 Comprehensive Plan, this updated plan also reflects supporting development in the identified growth areas and maintaining the rural areas outside of those growth areas;
- Parks and Recreation
 - Exploring Land availability in the Township for park development;
 - Identifying proposed park types (Neighborhood vs Community vs Regional)
 - Noting park locations that the PC is aware of
 - Regional - Susquehanna River (Thorley Road);
 - Neighborhood - Yellow Breeches – Green Lane Meadows, Sheepford historic bridge area (possible development and connection to Lower Allen);
 - Focus should be on ease and accessibility to residents;
 - Water and/or trail access and promoting active and passive forms of recreation;
 - Preference on dedication of land for parks first versus fee-in-lieu of;

Action on the Comprehensive Plan 2024:

Chairman Williams made a motion to recommend approval of the 2024 Comprehensive Plan and asked that their discussion points be taken into consideration. Vice-Chairman Koellner seconded the motion. Vote on the motion, all yes.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No New Subdivision Plans

LAND DEVELOPMENT PLANS

No New Land Development Plans

OLD BUSINESS

1. McCorkel – Pleasant View & Kellinger Roads #24-1009 SD/LD

Mr. Richey made a motion to untable the plan. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Waller provided a brief description of the plan and read into record his comments, dated December 2, 2024. Mr. Knouse read into record his comments, dated December 3, 2024.

Mr. Elliot Shibley of Integrated Consulting LLC, consultant for the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Richey made a motion to recommend approval of modification request SLDO 260.10 – Preliminary Plan. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.24.B.1 – Curb (along the lot frontage of Kellinger Road and Pleasant View Road), contingent on staff comments dated December 2, 2024, and Rettew comments dated December 3, 2024. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of modifications request 260.25.A – Sidewalk (along Kellinger and Pleasant View Roads), contingent on Staff comments, dated December 2, 2024, and Rettew comments dated December 3, 2024. Mr. Koellner seconded the motion. Clarifying under discussion that the sidewalk along Pleasant View Road should be shifted as close as possible to the edge of the ROW; the sidewalk requirement south of the Kellinger Road entrance be waived and supporting the sidewalk construction of bituminous pavement along the remaining perimeter of the site. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan contingent on modification requests, staff comments dated December 2, 2024, and Rettew comments dated, December 3, 2024. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

NEW BUSINESS

No new Business

ZONING HEARING BOARD

No new ZHB cases

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Koellner seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 7:00 PM.