

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 6, 2024

## **CALL TO ORDER**

Mr. Williams called the meeting to order at 6:02 PM

## **ROLL CALL**

### **Present:**

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

### **Absent:**

Vice-Chairman	Mark Koellner
Township Engineer	Drew Bitner, P.E.

## **REORGANIZATION**

Mr. Piccola made a motion to nominate Mr. H. Adam Williams to remain the Chairman of the Planning Commission Board. Mr. Richey seconded the motion. Vote on the motion, Mr. Piccola/Aye, Mr. Flowers/Aye, Mr. Koellner/Aye, Mr. Richey/Aye, Mr. Kostosky/Aye. Mr. H. Adam Williams abstained. The motion carried.

Mr. Piccola made a motion to nominate Mr. Mark Koellner to remain the Vice-Chairman of the Planning Commission Board. Mr. Richey seconded the motion. Vote on the motion, Mr. Piccola/Aye, Mr. Flowers/Aye, Mr. H. Adam Williams/Aye, Mr. Richey/Aye, Mr. Kostosky/Aye. Mr. Mark Koellner abstained. The motion carried.

## **APPROVAL OF THE MINUTES**

Mr. Kostosky made a motion to approve the December 5, 2023 Planning Commission meeting minutes. Mr. Flowers seconded the motion. Vote on the motion, all Aye. The motion carried.

## **PUBLIC COMMENT**

No public comment.

## **DISCUSSION AND CORRESPONDENCE**

No discussion and correspondence.

## **SKETCH PLANS**

No new sketch plans.

## **SUBDIVISION PLANS**

### **1. Oak Hill, Phase 3 - #23-1013 SD/LD**

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew, read into record his comments, dated December 1, 2023.

A representative of Integrated Consulting - consultant for the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

#### **Action on the Modification Requests:**

Mr. Richey made a motion to recommend approval of modification request SLDO 260.22.A(7) – Cartway Width (Oak Hill Road). Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.35(c)(3)(i) – Stormwater Basin fencing (Split Rail). Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

#### **Action on the Plan:**

Mr. Richey made a motion to recommend approval of the plan, contingent on modification request details as well as Rettew comments, dated December 1, 2023. Mr. Kostosky seconded the motion. Vote on the motion, all aye. The motion carried.

### **2. Baker – 498 Big Spring Road #23-1014 SD**

The consultant requested the plan be tabled prior to the meeting.

### **3. Ritchey/Gingerich – 299 Thorley Road #24-1001 SD**

No representation present for the plan. Mr. Richey made a motion to table the plan. Mr. Flowers seconded the motion. Vote on the motion, all Aye.

## **LAND DEVELOPMENT PLANS**

### **1. New View Corp – New View Way #24-1004 SD/LD**

Mr. Waller provided a brief overview of the plan and referenced the modification requests in Mr. Knouse’s review comments, dated January 24, 2024.

Matt Fisher of RJ Fisher & Associates – consultant for the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

There was discussion regarding the sidewalk modification request (i.e.: Internal sidewalks, sidewalks along Wyndamere Road and/or macadam options). Nothing was determined and no motions were made.

#### **Action on the Modification Requests:**

No motions were made on the plan.

#### **Action on the Plan:**

Mr. Richey made a motion to recommend to table plan. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

## **OLD BUSINESS**

### **1. Tod Moore – Andersontown Road - #23-1010 SD**

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

Mr. Waller provided a brief description of the plan. Mr. Waller read into record his comments, dated January 22, 2024. Mr. Knouse read into record his comments, dated February 5, 2024.

A representative of Akens Engineering Associates, consultant for the application was in attendance to provide any detailed information explanations to the Planning Commission.

### **Action on the Modification Requests:**

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.22.A.7 – Cartway Width and Right of Way (along frontage of Andersontown and Sawmill Road as well as Brenneman and Highland Drive). Mr. Flowers seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Kostosky made a motion to recommend approval of modification request SLDO 260.14.B.7 – Wetland Report. Mr. Flowers seconded the motion. Vote on the motion, all aye. The motion carried.

### **Action on the Plan:**

Mr. Richey made a motion to recommend to approved the plan contingent on modification requests, staff comment letter, dated January 25, 2024 and Rettew comment later dated, February 5, 2024. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

## **NEW BUSINESS**

No new Business.

## **ZONING HEARING BOARD**

### **1. Case Docket No 2024-01 – Klinedinst/700-710 Lewisberry Road.**

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for February 15, 2024.

No recommendation was given.

## **ADJOURNMENT**

Mr. Richey made a motion to adjourn the meeting. Mr. Kostosky seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:07 PM.