

FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 1, 2022

CALL TO ORDER

Mr. Thompson called the meeting to order at 6:00 PM

ROLL CALL

Present:

Chairman

Vice-Chairman

Member

Member

Member

Codes Director

Township Engineer

Stormwater Engineer

Michael E. Thompson

H. Adam Williams, P.L.S

Mark Koellner

Michael Mehaffey, P.E.

Jeffrey Piccola

Stephen M. Waller

Drew Bitner, P.E.

Mike Knouse, P.E., Rettew Associates

APPROVAL OF THE MINUTES

Mr. Williams made a motion to approve the January 4, 2022 minutes. Mr. Koellner seconded. Vote on the motion. All Aye. The motion carried.

PUBLIC COMMENT

There was no Public Comments.

DISCUSSION AND CORRESPONDENCE

Mr. Waller introduced and welcomed Mr. Jeffery Piccola as our newest Planning Commission Member.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

There were no Subdivision Plans.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

1. Best Wash – Old York Road - #21-1017-LD

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

Mr. Waller presented the revised plan, dated January 2022 to the Planning Commission and read into record his comments, dated January 24, 2022 (see Attachment).

Mr. Knouse read into record his comments, dated February 1, 2022 (See Attachment). He noted to strike comment two (2), related to site distance, under Subdivision and Land Development.

Developer representative for Penncore Consulting gave a brief overview of January 2022 revisions as well as provide any detailed explanations for the submitted modification requests.

Action of Modification requests:

- Mr. Mehaffey made a motion to recommend approval of the modification request for Stormwater features in a front yard – SWMO 252.10L. Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried.
- Mr. Mehaffey made a motion to recommend approval of the modification request for the Submittal of a Preliminary/Final Plan – SLDO 260.10. Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried.
- Mr. Mehaffey made a motion to recommend approval of the modification request for the Right-of-way dedication and Cartway improvements – Old York Road – SLDO 260.22.B.1, contingent on the HOP alignment process is not significant in nature with modifications and at the discretion of Township Staff. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.
- Mr. Mehaffey made a motion to recommend approval of the modification request for the Curbing along Old York Road – SLDO 260.24.B.1, contingent that the HOP alignment process is not significant in nature and the curbing along entrance is as directed by PennDot and guidance from Fairview Township staff. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.
- Mr. Mehaffey made a motion to recommend approval of the modification request for sidewalks – SLDO 260.25.A. Mr. Thompson seconded the motion. Vote on the motion, 4/1 split. Mr. Mehaffey, Mr. Thompson, Mr. Koellner and Mr. Picolla voted Aye. Mr. Williams voted Nay. The motion carried.

Mr. Mahaffey made a motion to recommend approval of the Land Development Plan contingent on HOP approval by PennDot with the understanding that no significant changes are required as part of the HOP process as evaluated by Township Staff and having addressed all Township Staff review comments, dated January 24, 2022 and Rettew review comments, dated February 1, 2022. Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried.

2. Tractor Supply - #21-1011-LD

Mr. Williams made a motion to untable the plan. Mr. Koellner seconded. No representation present. Mr. Koellner made a motion to table the plan. Mr. Mahaffey seconded the motion. Vote on the motion, All Yes. The motion carried.

3. Valley and Beinhower Intermediate School - #19-1006-LD

Mr. Waller presented the revised plan, dated January 12, 2022 to the Planning Commission. He also noted that the Planning Commission had previously recommended favorably on the plan and that the purpose for this evening was to give recommendations on the new modification requests.

Mr. Knouse read into record his comments, dated January 27, 2022.

Developer representative for K&W Designing Environments gave a brief overview of the January 12, 2022 revisions as well as to provide any detailed explanations for the submitted modification requests.

Action of Modification requests:

- Mr. Mahaffey made a motion to recommend approval of the modification request for Article XII, Section 260-52 – Traffic Impact Fee. Mr. Thompson seconded the motion. Vote on the motion, 4/1 split. Mr. Mahaffey, Mr. Thompson, Mr. Koellner, and Mr. Piccola voted Aye. Mr. Williams voted Nay. The motion carried.

Mr. Mahaffey also noted that he is technically an employee of West Shore School District as he coaches basketball. Mr. Mahaffey stated that it is a very limited role with a miniscule salary and does not feel it influences his vote in any way.

- Mr. Mahaffey made a motion to recommend approval of the modification request for Article V, Section 260-17 – Financial Security for Improvement Guarantee. Mr. Piccola seconded. Vote on the motion, 4/1 split. Mr. Mahaffey, Mr. Thompson, Mr. Koellner, and Mr. Piccola voted Aye. Mr. Williams voted Nay.
- Mr. Mahaffey made a motion to deny the modification request for Article VII, Section 260.35.C.3.i – Basin Fencing. Mr. Koellner seconded. Vote on the motion, all Nay. The motion carried.
- Mr. Williams made a motion to recommend approval of the modification request for Article VII, Section 260.25 – Street Sidewalk and Grass Strip Location. Mr. Koellner seconded. Vote on the motion, 4/1 split. Mr. Thompson, Mr. Williams, Mr. Koellner, and Mr. Piccola voted Aye. Mr. Mahaffey voted Nay. The motion carried.

Discussion regarding the safety of students/pedestrians traveling along a busy roadway and whether a sidewalk or walking path would be beneficial as well as having an ADA compatible ramp at the intersection of Valley and Beinhower Roads was relayed to the applicants.

NEW BUSINESS

Mr. Waller gave a brief update to the Planning Commission members about previously recommended plans that have moved on to the Board of Supervisors. He noted that the following plans were approved at the Board of Supervisors meeting, held on Monday, February 1, 2022.

- 1186 Lewisberry Road
- Old York Developers
- Green Lane Meadows (with condition of approval based on Planning Commission recommendation)

ZONING HEARING BOARD

There were no new Zoning Hearing Board cases.

ADJOURNMENT

Mr. Williams made a motion to adjourn the meeting. Mr. Koellner seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:15 PM.