

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 5, 2024

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	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Member	Tom Richey
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APPROVAL OF THE MINUTES

Mr. Flowers made a motion to approve the February 6, 2024 Planning Commission meeting minutes. Mr. Kostkosty seconded the motion. Vote on the motion, all yes. Mr. Koellner abstained due to his absence at the February PC meeting. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

No discussion and correspondence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No new subdivision plans

LAND DEVELOPMENT PLANS

1. Messiah Lifeways – Final Subdivision Plan – 24-1005 SD

Plan tabled at the consultants request. No action was taken on the plan.

OLD BUSINESS

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

No representation present. No action was taken on the plan. The plan remained tabled.

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

Mr. Kostosky 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 March 1, 2024. Mr. Knouse read into record his comments, dated March 5, 2024.

Mr. Matt Fisher of RJ Fisher & Associates, Inc. as well as Mr. Mark DiSanto of Triple Crown Corp, consultants/representatives of the plan, were in attendance to provide any detailed information and explanations to the Planning Commission.

There was a discussion regarding proposed sidewalk installation on the plan. Chairman Williams voiced the Planning Commissions opinion as a whole, as forward thinking for pedestrian safety with regard to sidewalk installation. Areas for sidewalk discussed were along portions on the southside of Wyndamere Road, north portion of Industrial Drive, as well as, the internal roads within the proposed development (Goodman Drive and New View Way).

Action on the Modification Requests:

*Mr. Knoeller abstained from voting on all modification requests due to his absence at the February 6th PC meeting.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.10.L – Setback Requirements SWM structures. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of modification request SWMO 252.12.A – Stormwater Volume Control. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.17.C(1)(C) – SWM Basin Side Slope (from 4:1 to 3:1). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.17.C(1)(D) – SWM Basin Bottom Slope (from 1% to flat). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.17.C(3)(E)(3) – SWM Basin Maximum Spillway Width (50ft maximum to 70ft for basin 1). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. H. Adam Williams made a motion to deny modification request SWMO 252.17.C(7) – SWM Basin Outfall Pipe Level Spreader - (purposes riprap aprons at the outlets to the streams). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to deny modification request SLDO 260.10 – Preliminary Plan. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. H. Adam Williams made a motion to approve modification request SLDO 260.35.C(3)(M) – SWM Basin Outlet Structure Plate. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

*SLDO 260.25.A – Do to the extensive sidewalk discussion, the consultants/representatives requested to table action on the modification request in order to re-evaluate the request.

*SLDO 260.35.C(3)(L) – The consultants/representatives requested to table the modification request and will revise the request specific to Stormwater ponds.

Action on the Plan:

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

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

1. Case Docket No 2024-02 – Himes/770 Siddonsburg Road
ZHB meeting 3/21/24

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for March 21, 2024.

No recommendation was given.

ADJOURNMENT

Mr. Piccola made a motion to adjourn the meeting. Mr. Kostosky seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:25 PM.