

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 7, 2023

CALL TO ORDER

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

ROLL CALL

Present:

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

Absent:

Member	Tom Richey
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates

APPROVAL OF THE MINUTES

Mr. Koellner made a motion to approve the February 7, 2023 Planning Commission meeting minutes. Mr. Richey seconded the motion. Mr. Williams abstained due to his absence of said meeting. The motion carried.

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

1. Zoning Ordinance Text Amendment – Clint and Tracy Leakway

Mr. Waller noted the zoning ordinance text amendment request to add “Agri-tainment and Agri-Tourism” as a section exception in the Single Family Residential Zoning District (RS) to establish the associated criteria for such uses.

Ms. Stacey MacNeal of Barley Snyder, a representative for the applicant – Clint and Tracy Leakway, was in attendance to present the proposed zoning ordinance text amendment and to provide any detailed explanations to the Planning commission regarding their request.

Staff made part of the record their recommendation, dated March 2, 2023 to support the request with consideration given to the noted changes.

The Planning Commission points of discussion:

- Establishing a permitting process to alert the Township of upcoming events
- What types of events
- Complying with the noise Ordinance

Action on the Zoning Ordinance Map Amendment request:

Mr. Koellner recommended to table the zoning ordinance text amendment request. Mr. Piccola seconded. Vote on the motion, all Aye. The motion carried.

2. Zoning Ordinance Text Amendment – Fairview Crossroads, LLC

Mr. Waller noted a zoning ordinance text amendment request to add a definition to our existing Sign Ordinance for “Monument Signs” and to establish specific criteria for those types of signs as well as to establish areas where the signs would be permitted.

A representative for the applicant – Fairview Crossroads LLC, was in attendance to present the proposed zoning ordinance text amendment and to provide any detailed explanations to the Planning commission regarding their request.

Staff made part of the record their recommendation, dated February 17, 2023 to support the request with the noted change to the maximum sign height from 4 feet to 10 feet.

The Planning Commission points of discussion:

- Limits on proportion and size of signage
(i.e. not to exceed 10 feet in height nor 20 feet in width with a total of 80 square ft.)
- Uniformity of signage
- Line of sight

Action on the Zoning Ordinance Map Amendment request:

Mr. Koellner recommended to support the zoning ordinance text amendment request with the proposed height amendment. Mr. Piccola seconded. Vote on the motion, all Aye. The motion carried.

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. Brenneman – 511 Brenneman Drive – Minor/Final SD – File #23-1002

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

Mr. Waller presented the REVISED plan to the Planning Commission and read into records his comments dated, March 2, 2023 (see attachment).

Action on the Modification request(s):

Mr. Flowers made a motion to recommend approval of the modification request for SLDO 260.22.A(7) – Cartway and Widening Requirements for Moores Mountain Road and Brenneman Drive. Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Mr. Piccola made a motion to recommend approval of the modification request for SLDO 260.31.B – Installation of monuments and markers on lots 1 & 2 (perimeter). Mr. Flowers seconded. Vote on the motion, all Aye. The motion carried.

Mr. Piccola made a motion to recommend approval of the modification request for SLDO 260.32 – Wetland Study for lots 1 & 2. Mr. Koellner seconded. Vote on the motion, all Aye. The motion carried.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan, contingent on modification request details, staff comments dated March 2, 2023 as well as Rettew comments dated, March 3, 2023. Mr. Flowers seconded. Vote on the motion, all Aye. The motion carried.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no Zoning Hearing Board cases.

ADJOURNMENT

Mr. Piccola made a motion to adjourn the meeting. Mr. Richey seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 6:23 PM.