

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 4, 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	Tom Richey
Member (alternate)	Bob Kostosky
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Member	Ron Flowers
Codes Director	Stephen M. Waller

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the March 7, 2023 Planning Commission meeting minutes. Mr. Koellner seconded the motion. Mr. Richey 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

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 revised 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.

Action on the Zoning Ordinance Map Amendment request:

Mr. Piccola made a motion to recommend favorable action on the zoning ordinance text amendment request. Mr. Richey seconded. Vote on the motion, all Aye. The motion carried.

SKETCH PLANS

There were no sketch plans.

SUBDIVISION PLANS

1. Ammerman – 930 Pinetown Road - #23-1003 SD

Mr. Knouse read into record his comments, dated March 20, 2023.

Mr. Mark Romeo was present to provide any detailed explanations to the Planning Commission.

Action on the Plan:

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

LAND DEVELOPMENT PLANS

1. PA Turnpike – NC Maintenance Facility - #23-1004

No representation present.

Action on the Plan:

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

OLD BUSINESS

1. Southern Crossings – Beinhower Road #22-1011 SD/LD

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

Ms. Terri Delo of Integrated Consulting, a representative of the plan was present to discuss a sketch plan proposing two (2) access points, one of which being an emergency access road, for the proposed development.

During the discussion, the Planning Commission members and staff noted that two (2) access points are required per Ordinance. The proposed emergency access road would not meet access requirement.

Action on the Plan:

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

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

1. ZHB Case No. 2023-03 – Kobularcik - 730 Limekiln Road
2. ZHB Case No. 2023-04 – Segonas & Gentzler – 1 Laurel Road

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.