

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 5, 2022

CALL TO ORDER

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

ROLL CALL

Present:

Chairman
Vice-Chairman
Member
Member
Codes Director
Township Engineer
Stormwater Engineer

Michael E. Thompson
H. Adam Williams, P.L.S
Mark Koellner
Jeffrey Piccola
Stephen M. Waller
Drew Bitner, P.E.
Mike Knouse, P.E., Rettew Associates

Absent:

Member

Michael Mehaffey, P.E.

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the March 1, 2022 minutes. Mr. Koellner seconded. Vote on the motion. All Aye. The motion carried.

PUBLIC COMMENT

Several residents came out to voice their concerns regarding the Green Lane Meadows Subdivision Plan. Planning Commission members advised that the plan was recommended favorably at the March 1, 2022 Planning Commission meeting and that the plan will now go before the Board of Supervisors when all outside agency approvals are attained.

DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. PAWC (Pennsylvania American Water Company) - #22-1006-SD

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

Mr. Waller presented the revised plan, dated March 25, 2022 to the Planning Commission and read into record his comments, dated March 31, 2022 (see attachment).

Mr. Knouse read into record his comments, dated March 31, 2022 (see attachment).

A representative of Dawood Engineering was present to provide any detailed explanations for the submitted modification requests.

Action on the Modification request:

- Mr. Koellner made a motion to recommend approval of modification request for Wetlands Report - SLDO – 260.14.A(17) contingent on the submittal of a presence/absence letter from PAWC environmental consultant that states no wetlands exist. Mr. Piccola seconded the motion. Vote on the motion, 3/1. Mr. Thompson, Mr. Koellner and Mr. Piccola voted yes. Mr. Williams voted no. The motion carried.
- Mr. Williams made a motion to recommend approval of modification request for Cartway Widening - SLDO – 260.22.A(7) & 260.22.B(2). Mr. Piccola seconded the motion. Vote on the motion, all yes.
- Mr. Williams made a motion to recommend approval of modification request for Curbing - SLDO – 260.24.B.1. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.
- Mr. Williams made a motion to recommend approval of modification request for Sidewalks - SLDO 260.25.A. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the plan:

Mr. Williams made a motion to recommend approval contingent on the submittal of the wetlands letter as well as staff comments and Rettew comments, both dated March 31, 2022. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

1. Gruver Winery - #22-1003-LD

Mr. Williams made a motion to untable the plan. Mr. Koellner seconded. Vote on the motion. All yes.

Mr. Waller presented the plan modification request 252.9 – Consideration of Gravel as Impervious Surface, dated January 28, 2022.

The applicant as well as a representative of Integrated Consulting was present and gave a brief overview to the plan as well as to provide any detailed explanations for the submitted modification request.

Action on the Modification requests:

Planning Commission members did not take action on modification request 252.9 – Consideration of Gravel as Impervious. They requested additional supporting documentation associated with the request.

Action on the plan:

Mr. Williams made a motion to table the plan. Mr. Koellner seconded. Vote on the motion. All Yes.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no 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 7:00 PM.