

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 2, 2023

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	Jeffrey Piccola
Member	Tom Richey
Member	Ron Flowers
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 (alternate)	Bob Kostosky
--------------------	--------------

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the May 2, 2023 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

Discussion regarding future zoning hearing board cases. The Planning Commission members were all in agreement that they would like all future zoning hearing board cases with planning design to have a representative/applicant present to answer any questions they may have before providing (or not) a recommendation.

SKETCH PLANS

There were no sketch plans.

SUBDIVISION PLANS

There were no new subdivision plans.

LAND DEVELOPMENT PLANS

There were no new Land Development plans.

OLD BUSINESS

1. Sienna – Phase 1 – Final SD/LD – File #22-1018

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

Mr. Murphy, Mr. Scully and Mr. Allen - representatives of the plan were in attendance to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Koellner made a motion to recommend approval of previously approved modifications 1-17 through the Preliminary Plan. Mr. Richey seconded. Vote on the motion, all aye. The motion carried. Modifications 1-17 are as follows:

- SWMO 252.10.L – Stormwater basin setback
- SWMO 252.17.C(1)(b) – Stormwater basin top width
- SWMO 252.17.C(1)(c) – Stormwater basin side slopes
- SWMO 252.17.C(1)(e) – Stormwater basin outlet structure perforations
- SWMO 252.19.D – Stormwater rate and volume calcs during E&S Phase
- SLDO 260.24.B(1) – Curbing along Limekiln and Spangler’s Mill Roads
- SLDO 260.25.A(1) – Sidewalk locations
- SLDO 260.25.A(4) – Sidewalk construction
- SLDO 260.26.C.2(b) – Number of access drives
- SLDO 260.35.C.2(b) – Stormwater Rational Method
- SLDO 260.35.C.3(b) – Stormwater Methodology
- SLDO 260.35.C.3(i) – Fencing stormwater basins
- SLDO 260.35.C.3(j) – Stormwater basin bottom slope
- SLDO 260.35.C.3(k) – Stormwater basin side slopes
- SLDO 260.35.C(3)(g)(1) – Emergency basin spillway depth
- SLDO 260.35.D.2(a)4 – Minimum pipe size

Mr. Richey made a motion to recommend approval on the new submitted modification request. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

- SLDO 260.35.D.2(a)7 – SWM pipe outlet/end materials (concrete to plastic)

Action on the Plan:

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

2. Ammerman – 930 Pinetown Road – File#23-1003

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

Mr. Romeo – a representative of the plan was in attendance to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Richey made a motion to recommend approval of the modification request for Section 260-14.A.1 – Original Property Description Plan Sheet. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Piccola made a motion to recommend approval of the modification request for Section 260-14.B.7 – Wetlands Report. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of the modification request for Section 260-14.A.18 – Existing contours. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Piccola made a motion to recommend approval of the modification request for Section 260-14.A.16 – Steep Slope. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of the modification request for Section 260-22.A.7 – Right of Way. 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 Section 260-22.B.1 – Road Widening. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan, contingent on modification request details as well as Rettew comments, dated April 20, 2023. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

1. ZHB Case No. 2023-05 – Leakway / 680 Corn Hill Road

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for May 18th, 2023 at 6pm.

Ms. Stacey MacNeal of Barley Snyder, a representative for the applicants – Clint and Tracy Leakway, was in attendance to provide any detailed explanations to the Planning Commission.

Discussion items included permitting requirements, traffic control and noise regulation.

Mr. Richey made a motion for a favorable recommendation. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

2. ZHB Case No. 2023-06 – Solar Renewable Energy / Lewisberry Rd

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for May 18th, 2023 at 6pm

Mr. James Strong of McNess & Wallace, Mr. Chris Henkle of Burget Associates and Mr. Seth Barry of Solar Renewable Energy were in attendance to provide any detailed explanations to the Planning Commission.

Discussion item included buffering strategies.

Mr. Richey made a motion for a favorable recommendation. Mr. Koellner seconded. Vote on the motion: Mr. Richey, Mr. Koellner and Mr. Flowers voted aye. Mr. Williams and Mr. Piccola abstained.

3. ZHB Case No. 2023-07 – Messiah Lifeways / 100 Spanglers Mill Road

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for May 25, 2023 at 6pm.

Representatives of Messiah Lifeways were in attendance to provide any detailed explanations to the Planning Commission.

Discussion items included the location(s) of access points and the number of required access points for the proposed CCRC development.

Mr. Richey made a motion for a favorable recommendation with conditions of making a 24ft cartway concept with lesser buffer and higher vegetative density. Mr. Koellner seconded. Vote on the motion. Mr. Richey, Mr. Koellner and Mr. Flowers all aye. Mr. Piccola voted nay. Mr. Williams abstained.

ADJOURNMENT

Mr. Koellner made a motion to adjourn the meeting. Mr. Flowers seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:40 PM.