

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 3, 2022

CALL TO ORDER

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

ROLL CALL

Present:

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

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

Absent:

APPROVAL OF THE MINUTES

Mr. Williams made a motion to approve the April 5, 2022 minutes. Mr. Piccola seconded. Vote on the motion. All aye. The motion carried.

PUBLIC COMMENT

DISCUSSION AND CORRESPONDENCE

Zoning Text Amendment – Fairview Crossroads LLC

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

1. Bartram – 1166 Lewisberry Road - #22-1007

Action on the plan: Mr. Koellner made a motion to recommend tabling the plan due to no representation present. Mr. Mehaffey seconded. Vote on the motion, all aye. The motion carried.

LAND DEVELOPMENT PLANS

1. Beacon Hill Hotel - #22-1008

The consultant relayed a verbal message requesting the plan be tabled so that they can modify the plans according to the Planning Commission workshop meeting comments held on April 19, 2022.

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

OLD BUSINESS

1. Shoemaker – 99 Green Lane Drive #21-1019-SD

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

Mr. Waller presented the revised plan, dated February 22, 2022 to the Planning Commission and read into record his comments, dated April 18, 2022 (See attachment).

Mr. Knouse read into record his comments, dated April 15, 2022 to the Planning Commission (See attachment).

The applicant (Mr. Shoemaker) was present to provide any detailed explanations for the submitted modification requests.

Action on the Modification requests:

Mr. Mehaffey made a motion to recommend approval of modification request SLDO 260.14.A(23) – Public Sewer Connection for Lot#1. Mr. Piccola seconded. Vote on the motion, 3/1. Mr. Williams, Mr. Mehaffey, Mr. Piccola and Mr. Koellner voted aye. Mr. Williams voted Nay. The motion carried.

Mr. Mehaffey made a motion to recommend approval of modification request SLDO 260.14.B(2) – Sewage Planning Module Exemption – for Lot #1 and Lot #2. Mr. Koellner seconded. Vote on the motion, 3/1. Mr. Williams, Mr. Mehaffey, Mr. Piccola and Mr. Koellner voted aye. Mr. Williams voted Nay. The motion carried.

Mr. Mehaffay made a motion to recommend approval of modification request SLDO 260.14.B(7) & 260.32 – Wetland Study - contingent that a note be added on the plans that a wetland delineation assessment will be required prior to development on the site and such coordination would be linked to the building permit process. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of modification request SLDO 260.25.A – Sidewalk Installation. Mr. Piccola seconded the motion, all aye. The motion carried.

Action on the plan:

Mr. Mehaffey made a motion to approve the plan contingent on staff comments, dated 4/18/22 and Rettew comments dated, 4/15/22 as well as modification request details. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

2. Wright Express Trucking - #22-1001-LD

Mr. Waller presented the revised plan, dated April 21, 2022 to the Planning Commission.

Mr. Knouse read into record his comments, dated May 2, 2022 (See attached).

A representative from Hoovering Engineering gave a brief overview of the April 21, 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification requests.

Action on the Modification requests:

Mr. Mehaffey made a motion to recommend approval of SLDO 260-14.A.1 – Original Property Description. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 260-22.B – Road Widening. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 260-24.B – Curb. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 260-25.A – Sidewalk. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 260-35.C.3.p – Stormwater Basin Access. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 252-17.C.1.b and 260-35.31 – Embankment Top Width. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 252.17.C.1.c and 260.35.3.k – Basin Side Slope noting there will be a maximum of 3:1. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 252.17.C.1.f – Discharge Disperson such that Rip Rap will be provided in lieu of the concrete spreader. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 260-35.C.3.L.1 – Basin Embankments. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend denial of SLDO 260-35.C.3.i – Fencing; however recommended the allowance a four (4) foot fence per Township Engineer approval. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Mr. Mehaffey made a motion to recommend approval of SLDO 252-17.C.1.e – Outlet Control; such that the revised design is approved by Rettew and Township staff. Mr. Koellner seconded the motion. Vote on the motion, all aye. The motion carried.

Action on the plan:

Mr. Koellner made a motion to approve the plan contingent on compliance with Rettew comments, dated May 2, 2022 as well as Modification request details. Mr. Mehaffey seconded. Vote on the motion. All aye. The motion carried.

3. Gruver Winery - #22-1003-LD

Mr. Mehaffey made a motion to untable the plan. Mr. Koellner seconded. Vote on the motion. All aye. The motion carried.

Mr. Waller presented the revised plan, dated April 19, 2022 to the Planning Commission.

Mr. Knouse read into record his comments, dated May 2, 2022 (see attached).

The applicant as well as a representative of Integrated Consulting were present to provide any detailed explanations for the submitted modification requests.

Action on the Modification requests:

Applicant submitted a request to withdraw SLDO 252-9 – Consideration of Gravel as Impervious Surface.

Mr. Mehaffey made a motion to recommend approval of modification request SLDO 260-22.B.2 – Existing Cartway Width Improvements. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260-25.A and 260-24.B – Curb and Sidewalk. Mr. Piccola seconded. Vote on the motion all aye. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request to connect to Public Water. The Well would be tested and held to DOH and DEP requirements and approval. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

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.

DRAFT