

FAIRVIEW TOWNSHIP PLANNING COMMISSION

May 7, 2024

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

APPROVAL OF THE MINUTES

Mr. Koellner made a motion to approve the April 2, 2024 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

No discussion and correspondence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No new subdivision plans

LAND DEVELOPMENT PLANS

1. Ammerman – 930 Pinetown Road – Final SD #24-1007

Mr. Waller provided a brief overview of the plan and read into record, his comments dated April 19, 2024. Mr. Knouse of Rettew, read into record his comments, dated April 22, 2024.

Mr. Scott Akens of Akens Engineering Associates Inc., consultant for the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.14.B.7 – Wetlands Report. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.14.A.18 – Existing Contours (at 2 ft. intervals). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.14.A.16 – Steep Slope and wooded areas. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.22.A.7 – Right of Way (along frontage of Pinetown and Moores Mountain Roads). Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.22.B.1 – Road Widening (along frontage of Pinetown and Moores Mountain Roads). Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.14.A.25 – Secondary Septic Areas. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan, contingent on modification request details as well as staff comment letter, dated April 19, 2024 and Rettew comment letter, dated April 22, 2024. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

2. Wintermyer – Old York and Skyline Roads – Final SD #24-1008

Mr. Waller provided a brief overview of the plan and read into record his comments, dated May 3, 2024. Mr. Knouse of Rettew read into record his comments, dated May 7, 2024.

Mr. Hoover of Hoover Engineering Services Inc., consultant for the applicant, was in attendance to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.14.A.1 – Original Property Description Plan Sheet. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.14.A.18 – Existing Contours (at 2ft. intervals). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.22.A.7 – Roadway Widening (frontage of Old York Road). Chairman Williams seconded. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.14.B.7 – Wetland Analysis Report. Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend deferment of modification request SLDO 260.24.A – Sidewalk (along Old York Rd). Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend deferment of modification request SLDO 260.25 – Curbing (along Old York Rd). Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan, contingent on modification request details, staff comments dated May 3, 2024, and Rettew comments dated May 7, 2024. Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

OLD BUSINESS

1. 516 Industrial Drive - #21-1009 LD

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew, read into record his comments dated May 3, 2024.

A representative of K&W Engineers, consultant for the applicant, was in attendance to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Chairman Williams made a motion to deny the request for SWMO 252.10.E and 252.12.A – Stormwater Volume Controls as well as SLDO 260.35 – Drainage and Stormwater Regulations. Mr. Flowers seconded the motion. Vote on the motion: 3:1 - Chairman Williams, Mr. Koellner and Mr. Flowers voted yes and Mr. Piccola voted no. The motion to deny carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.10.A – Preliminary Plan Procedures. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SLDO 260.11.B.1 – Plan Sheet Size. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan contingent on modification request details as well as Rettew comments, dated May 3, 2024. Mr. Koellner seconded the motion. Vote on the motion: 3:1 Mr. Flowers, Mr. Koellner and Mr. Piccola voted yes and Chairman Williams voted no. The motion to recommend approval of plan carried.

2. Southern Crossings #22-1011 SD/LD

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

Mr. Waller provided a brief overview of a letter and concept plan that was submitted containing several modification requests associated with proposed improvements to Cameron Road provided by Atty Dissinger of Barley Snyder. Mr. Waller also made note of Ms. Jodie Evans of McMahon-Bowman, Transportation Impact Study Review comment letter, dated December 28, 2023.

Ms. Delo and Mr. Kuhn of Integrated Consulting, and Mr. Dissinger, Esq. of Barley Snyder, Attorneys at Law, were in attendance to provide detailed information and explanations to the Planning Commission.

Several residents of Cameron Road, including Mr. Jonathan Yost (spokesperson for the Cameron Road residents), were in attendance. Mr. Yost provided the Planning Commission members with a letter on behalf of the residents of Cameron Road expressing their concerns regarding the purposed changes to Cameron Road associated with the Southern Crossings SD/LD Plan. (attached)

There was an open discussion regarding the modifications requested for the purposed improvements to Cameron Road. The following residents came forward to pose questions, offer suggestions and address their concerns to the developer and Planning Commission Members.

- Mr. John Yost of 652 Beinhower Road
- Mr. Gary Beatty of 649 Beinhower Road
- Mr. Snyder of 401 Cameron Road
- Mrs. Eileen Kell of 388 Cameron Road
- Robert and Nancy Ickes of Cameron Road

Discussion points were as follows:

- The existing unsafe sight distance at the intersection of Cameron and Beinhower Roads. Residents inquired and offered suggestions to explore and utilize the nearly 1500ft of frontage along Old York Road that is available to the Southern Crossing Tract to locate safer access points rather than a connection to Cameron Road, which is currently a Cul-de-sac.
- Most residents were opposed to many of the proposed improvements (road widening, grass strips and sidewalks) on Cameron Road.

Action on the Modification Requests:

No action was taken on any of the modification requests

Action on the Plan:

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

3. Ritchey/Gingerich – 299 Thorley Road #24-1001 SD

Chairman Williams made a motion to untable the plan. Mr. Flowers seconded. Vote on the motion, all yes. The motion carried.

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew read into record his comments, dated April 30, 2024.

A representative of AWK Consulting, consultant for the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.22.A.7 and 260.22.B.1 – Cartway and Right-of-Way Widths (along frontage of Thorley Road) as well as SLDO 260.14.B.7 – Wetland Report. Mr. Piccola seconded. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan contingent on modification request details as well as Rettew comment letter, dated April 30, 2024. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

4. Kostelac – 730 Limekiln Road #24-1002 LD

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

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew read into record his comments, dated April 19, 2024.

Ms. Delo of Integrated Consulting, consultant for the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.10 – Preliminary Plan. Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.11.B.1 – Final Plan Sheet Size. (22x34 to 24x36). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.35.C.3.k and SWMO 252.17.C(1) – Basin Side Slopes (4:1 to 3:1). Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SWMO 252.17.B(5)(d)(4) – Swale Side Slopes (for 3:1 to 2:1). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.22.B.1 – Cartway Widening subject to the widening required to provide acceleration and deceleration lanes as outlined by the Township Engineer. Chairman Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan contingent on modification details as well as Rettew comments, dated April 19, 2024.

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

No new submittals. No May ZHB meeting.

ADJOURNMENT

Mr. Koeller made a motion to adjourn the meeting. Mr. Flowers seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 8:05 PM.