

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 6, 2023

CALL TO ORDER

Mr. Williams called the meeting to order at 6:01 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
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Township Engineer	Drew Bitner, P.E.
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APPROVAL OF THE MINUTES

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

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

McNaughton Properties – Proposed Zoning Map Change from Rural Living (RL) Zoning District to Single Family Residential (RS) Zoning District for a 26-acre portion of Tax Parcel 27-000-RE-000.600-00000 – Old Forge Road.

Mr. Waller read into record the Hearing Notice as well as his comments, dated May 5, 2023.

The Planning Commission made a motion for favorable recommendation on the proposed Zoning Map Change by a 4/1 vote. Mr. Piccola, Mr. Richey, Mr. Williams and Mr. Koellner voted aye. Mr. Flowers, voted nay. Mr. Bob Kostosky, the alternate PC member was present but did not vote. The vote on the motion for favorable recommendation carried.

SKETCH PLANS

There were no sketch plans.

SUBDIVISION PLANS

1. Petkash – 101 Wheatland Road - File#23-1005 SD

Mr. Waller provided a brief overview of the plan.

Mr. Knouse of Rettew read into record his comments, dated June 5, 2023.

Mr. Hoover of Hoover Engineering, a representative for the applicant was present to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

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

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.22.B.1 – Curb (along Old Forge Rd). Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan, contingent on Rettew comments, dated June 5, 2023 as well as modification request details. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

LAND DEVELOPMENT PLANS

1. Tractor Supply – 550 Old York Road – File#23-1006 LD

Mr. Waller provided a brief overview of the plan.

Mr. Knouse read into record his comments, dated June 5, 2023.

A representative of the plan was present 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 260.35.D(2)(a)[4] – Minimum pipe size. Mr. Richey seconded the motion. 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 Rettew comments, dated June 5, 2023 as well as modification request details. Mr. Flowers seconded. Vote on the motion, all aye. The motion carried.

2. Green Lane Meadows – Phase 2 – File# 23-1007 LD

Mr. Waller provided a brief overview of the plan.

Mr. Knouse read into record his comments, dated May 23, 2023.

Mr. Tom Godfrey of Dawood Engineering, a representative of the applicant was present to provide any detailed explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Piccola made a motion to recommend approval of modification requests A-F. Mr. Koellner seconded the motion. Vote on the motion, all aye. The motion carried. Modifications A-F are as follows:

- SLDO 260.22.A.7 – Roadway Widening
- SLDO 260.24.B.1 – Curb
- SLDO 260.25.A – Sidewalk
- SWMO 252.17.C.1.c – Basin Side Slopes
- SWMO 252.10.L – Building setback requirements
- SWMO 260.35.C.3.g.1 – Emergency Spillway

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan, contingent on Rettew comments, dated May 23, 2023 as well as modification request details. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

OLD BUSINESS

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

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

Mr. Waller provided a brief overview of the plan. Mr. Waller read into record his comments dated, March 30, 2023 as well as verbal notation that we are awaiting other outside agency approvals and are as follows:

- Ms. Jodie Evans of McMahon - Traffic Impact Study
- Mr. Jones, Twp Solicitor – Traffic Improvement Agreement
- PennDot – HOP

Mr. Knouse read into record his comments, dated April 4, 2023.

Mr. Murphy of Alpha Consulting Engineers a representative of the plan was present to provide any detailed explanations to the Planning Commission.

Action on the Plan:

Mr. Koellner made a motion to recommend approval of the plan, contingent on staff comments, dated March 30, 2023, Rettew comments, dated April 4, 2023, modification request details as well as all outside agency approvals. Mr. Flowers seconded. Vote on the motion, all Aye. The motion carried.

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

1. ZHB Case No. 2023-08 – Gruvery – 255 Stetler Road

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for June 15, 2023 at 6pm.

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

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Koellner seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 7:15 PM.