

FAIRVIEW TOWNSHIP PLANNING COMMISSION

June 7, 2022

CALL TO ORDER

Mr. Williams called the meeting to order at 6:02 PM

ROLL CALL

Present:

Vice-Chairman
Member
Member
Codes Director
Township Engineer
Stormwater Engineer

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

Absent:

Chairman
Member

VACANT
Michael Mehaffey, P.E

REORGANIZATION

Mr. Koellner made a motion to nominate H. Adam Williams, P.L.S. as the Chairman of the Planning Commission. Mr. Piccola seconded. Vote on the motion. Mr. Koellner - Aye – Aye; Mr. Piccola – Aye; Mr. Williams abstained. The motion carried.

Mr. Koellner made a motion to nominate Michael Mehaffey, P.E.. as the Vice-Chairman of the Planning Commission. Mr. Piccola seconded. Vote on the motion. Mr. Koellner - Aye – Aye; Mr. Piccola – Aye; Mr. Williams -Aye. The motion carried.

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the May 3, 2022 minutes. Mr. Koellner seconded. Vote on the motion. All aye. The motion carried.

PUBLIC COMMENT

DISCUSSION AND CORRESPONDENCE

Zoning Ordinance Map Amendment – Loxas LLC

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

There were no Subdivision Plans.

LAND DEVELOPMENT PLANS

1. Simply Storage - #22-1010 LD

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

2. Hoffman Townhomes – Beinhower Road - #22-1011 SD/LD

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

OLD BUSINESS

1. Gruver Winery - #22-1003 LD

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

Mr. Waller presented the revised plan, dated May 24, 2022 to the Planning.

Mr. Knouse read into record his comments, dated June 6, 2022 to the Planning Commission (See attachment).

A representative from Integrated Consulting gave a brief overview of the May 24, 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification requests.

Action on the Modification requests:

Mr. Piccola made a motion to recommend approval of modification request SLDO 260-34 and Article XII – Traffic Impact Studies and Transportation Impact Fees and Regulations. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260-29 – Connection to Public Water. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

Action on the plan:

Mr. Piccola made a motion to approve the plan contingent on Rettew comments, dated June 6, 2022. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

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

Mr. Piccola 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 May 27, 2022 to the Planning Commission and read into record his comments, dated June 7, 2022 (See attached).

Mr. Knouse read into record his comments, dated June 6, 2022 (See attached).

A representative from Hershey Land Surveyors gave a brief overview of the May 27, 2022 revisions to the plan as well as to provide any detailed explanations for the submitted modification requests.

Action on the Modification requests:

Mr. Piccola made a motion to recommend approval of SLDO 260.14.B.7 – Wetland Analysis. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Piccola made a motion to recommend approval of SLDO 260.22.B.1 – Additional Right Of Way – Lewisberry Road and Old Quaker Road. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Mr. Piccola made a motion to recommend approval of SLDO 260.14.A(25) & 260.30.A(4)(c) – Perc and Probe/Septic Testing – LOT#2 ONLY. Mr. Koellner seconded. Vote on the motion, all aye. The motion carried.

Action on the plan:

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

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 6:51 PM.