

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 2, 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	Tom Richey
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Member	Ron Flowers
Township Engineer	Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the June 4, 2024 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, Mr. Williams, Mr. Richey, Mr. Piccola, Mr. Kostosky – all yes. The motion carried. Mr. Koellner abstained due to his absence at the June meeting.

PUBLIC COMMENT

There was no public comment.

DISCUSSION AND CORRESPONDENCE

There was no discussion and correspondence.

SKETCH PLANS

No new sketch plans

SUBDIVISION PLANS

No new Subdivision Plans

LAND DEVELOPMENT PLANS

No new Land Development Plans

OLD BUSINESS

1. Wright – 7 Lewisberry Rd #24-1003 LD

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew Associates, read into record his comments, dated July 1, 2024.

Mr. Hoover of Hoover Engineering, representative for the applicant, was in attendance to provide any information and explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Piccola made a motion to recommend approval of modification requests 1-11. Mr. Richey seconded the motion. Vote on the motion, all yes. Modification requests 1-11 are as follows:

- SLDO 260-14.A.1 – Original Property Description
- SLDO 260-22.B – Road Widening (along Lewisberry Rd)
- SLDO 260-24.B – Curb (along Lewisberry Rd)
- SLDO 260-25.A – Sidewalk (along Lewisberry Rd)
- SLDO 260-35.C.3.p – Stormwater Basin Access
- SWMO 252-17.C.1.b and SLDO 260-35.31 – Embankment Top Width
- SWMO 252-17.C.1.c and SLDO 260-35.3.k – Basin Side Slope
- SWMO 252-17.C.1.f – Discharge Dispersion
- SLDO 260-35.C.3.I.1 – Basin Embankments
- SLDO 260-35.C.3.i – Fencing
- SWMO 252-17.C.1.e – Basin Outlet Control Structure

Chairman Williams motion to recommend approval of modification request SWMO 252-5 - Stormwater Management Report with the condition to provide stormwater calculations. Mr. Kostosky seconded. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on modification request details (including condition) as well as Rettew comment letter, dated July 1, 2024. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

2. New View Corp – New View Way #24-1004 SD/LD

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

Mr. Waller provided a brief overview of the plan.

Mr. DiSanto of Triple Crown Corp as well as Mr. Kushner of New View Corp were in attendance to discuss their proposed sidewalk location exhibit as well as obtain direction from the Planning Commission.

There was a discussion regarding the proposed sidewalk exhibit submitted for the plan.

- Timelines for deferment of sidewalks undeveloped lots
- Possible fees in lieu of installing sidewalks

- The Planning Commission voiced concern regarding maintenance enforcement of any sidewalks/pathways that would be located on private property. Mr. DiSanto offered to enter into a maintenance agreement to ease that concern. The Planning Commission noted they would like to see sidewalks within the Right-of-Ways.
- Mr. DiSanto and Mr. Kushner advised the Planning Commission that they have a better understanding from the PC members on the required placement of sidewalks within this portion of the development. They will take this information and revise their plans accordingly.

Action on the Plan:

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

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

Postponed – to be held at the July 18, 2024 ZHB meeting

Docket No. 2024-04: The applicant/equitable owner, Triple Crown Corporation Inc., is requesting an Appeal of the Zoning Officers Decision prohibiting a right-out only exit onto Wyndamere Road pursuant to Section §300.55.A – Driveways and access drives and Section §300.42.B(2) – Multiple frontage lots. Alternatively, applicant seeks variances from Section §300.55.A – Driveways and access drives and Section §300.42.B(2) – Multiple frontage lots to permit said right-out only exit onto Wyndamere Road. The applicant intends on developing the property as a convenient store and proposes a right-out only access drive to Wyndamere Road. The subject property is located at Tax Parcel No. 27-000-QG-0120.X0-00000 – New View Way – Lot No. 3, Lewisberry PA 17339, which is located within the (CB) Commercial Business Zoning District.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Chairman Koellner seconded. Vote on the motion, all yes. The motion carried and the meeting adjourned at 6:50 PM.