

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 5, 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
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Codes Director	Stephen M. Waller
----------------	-------------------

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the June 6, 2023 Planning Commission meeting minutes. Mr. Koellner seconded the motion. Vote on the motion, all aye. The motion carried.

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

1. **Proposed Chicken Ordinance:** The proposal would ALLOW keeping of chickens in any zoning district that has the following:
 - A residential use;
 - Has at least 43,560 (1 acre of land);
 - Would NOT permit roosters;
 - Has a maximum of 12 chickens (once 12 chickens is exceeded, that would then be classified as “non-commercial keeping of livestock and would be subject to all those existing criteria);
 - Would require completion of an application and the issuance of a permit.

The Planning Commission discussed the proposed changes. Mr. Koellner made a motion to recommend favorable action of the proposed chicken ordinance with the exception of 300.76.L.8(a)[4] – The Slaughtering of chickens on the property. Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.

2. Rustkowski, Caldwell and Harbilas – Proposed Map Change:

The proposed map change request from Village Business (VB) to Airport Business (AB) to include the following properties:

- 105 Old York Road
- 113 Old York Road
- 105 Meadowbrook Road
- 107 Meadowbrook Road
- 110 Meadowbrook Road
- 113 Meadowbrook Road
- 115 Meadowbrook Road
- 119 Meadowbrook Road
- 123 Meadowbrook Road

Ms. Veronica Morrison of Stevens & Lee, a representative for the applicants – Rustkowski, Caldwell and Harbilas for the proposed map change was in attendance to provide any detailed explanations to the Planning Commission.

Mr. Richey made a motion to recommend favorable action of the proposed map change. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

3. Comprehensive Plan:

The Township has retained HRG to update our comprehensive plan and are in the preliminary stages of forming our Comp Plan committee. It was noted that if any of the Planning Commission members showed interest to volunteer to be part of the committee throughout this process to contact Mr. Steve Waller, our Codes Director.

4. National Night Out:

National night out will be held on Tuesday, August 1, 2023 and always coincides with the August Planning Commission meeting. It was noted that if there are no agenda items AND the PC would be inclined – the August PC meeting could be canceled so that members can attend the festivities. Lastly, HRG, the Comprehensive Plan Consultant will be in attendance at National Night Out to promote the Public questionnaire portion of the Comprehensive Plan process.

SKETCH PLANS

There were no sketch plans.

SUBDIVISION PLANS

There were no subdivision plans.

LAND DEVELOPMENT PLANS

There were no land development plans.

OLD BUSINESS

1. PA Turnpike – New Cumberland Maintenance Facility #23-1004

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

Mr. Knouse provided a brief overview of the revised plan. Mr. Knouse read into record his comments, dated, June 16, 2023 as well as Mr. Waller's comments, dated June 26, 2023.

Ms. Caroline Klein and Mr. Rick Roseberry of Colliers Engineering and Design, representatives of the applicant, were in attendance to 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 SWMO 252.17.C(1)(c) – Stormwater Basin Side Slopes (from 4:1 to 3:1). Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

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

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.14.A(28) – Traffic Impact Study (concurrence of new trips required). Mr. Flowers seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.17.A(2)(a) – Improvement Guarantee Estimate Submittal. Mr. Piccola seconded the motion. Vote on the motion, 4/Aye and 1/Nay. Mr. Richey, Mr. Piccola, Mr. Koellner and Mr. Flowers voted aye. Mr. Williams voted nay. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.17.A(3) – Executed Security Agreement Submittal. Mr. Koellner seconded the motion. Vote on the motion, 4/Aye and 1/Nay. Mr. Piccola, Mr. Koellner, Mr. Flowers and Mr. Richey voted aye. Mr. Williams voted nay. The motion carried.

Mr. Richey made a motion to recommend denial of modification request SLDO 260.19.C – Engineer Inspection Escrow. Mr. Flowers seconded the motion. 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 the motion. Vote on the motion, all aye. The motion carried.

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

1. ZHB Case No. 2023-09 – Beinhower – 476 Granite Quarry Road

Ms. Renee Holt read into record the public notice for the upcoming ZHB meeting scheduled for July 20, 2023 at 6pm.

No recommendation given.

ADJOURNMENT

Mr. Flowers made a motion to adjourn the meeting. Mr. Richey seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 6:50 PM.