

FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 3, 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	Ron Flowers
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the August 7, 2024 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried. (Mr. Koellner abstained due to his absence at the August PC meeting)

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

No discussion and correspondence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. McCorkel – Pleasant View & Kellinger Roads #24-1009 SD/LD

No representation was present.

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.

2. Fisher & Valley roads #24-1011 SD

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

Mr. Douglas Herr of Hershey Land Surveyors, representative for the applicant, was in attendance to provide any information or explanations to the Planning Commission.

Action on the Modification Requests:

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

Mr. Richey made a motion to recommend approval of modification request SLDO 260.22.B.1 – Additional Right-of-Way (along the frontage of Valley Road). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.24.B.1 – Curbing (along lot frontage of Fisher & Valley Roads). 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 260.25.A – Sidewalks (along the frontage of Fisher & Valley Roads). Mr. Richey seconded the motion. 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 Rettew comments, dated September 3, 2024 as well as outside agency approvals and conditions. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

3. PAWC – Steigerwalt Hollow Road #24-1013 SD/Lot Add-on

No representation present.

Action on the Plan:

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

LAND DEVELOPMENT PLANS

No new land development plans.

OLD BUSINESS

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

Mr. Richey made a motion to untable the plan. Mr. Piccola 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 Associates, read into record his comments, dated August 13, 2024.

Mr. Matt Fisher of RJ Fisher & Associates Inc., Mr. Mark DiSanto of Triple Crown Corp and Mr. Mike Kushner of New View Corp, consultants/representatives of the plan, were in attendance to provide any detailed information and explanations to the Planning Commission.

Action on the Modification Requests:

The following modification requests were previously submitted and acted on at the March 5, 2024 Planning Commission meeting and they are as follows:

- SWMO – 252.10.L – Building Setback (recommended approval)
- SWMO 252.12.A – Volume Control (recommended approval)
- SWMO 252.17.C(1)(d) – Basin Bottom Slope (recommended approval)
- SWMO 252.17.C(1)(c) – Basin Side Slope (recommended approval)
- SWMO 252.17.C(3)(e)(3) – Basin Spillway Width (recommended approval)
- SLDO 260.10 – Preliminary Plan (recommended denial)

Modification request for SLDO 260.35.C.3.i – Stormwater Fencing. This modification request was withdrawn by the applicant during the 9/3/24 Planning Commission meeting.

Chairman Williams made a motion to recommend denial of modification request SLDO 260.25.A – Sidewalk. Vice-Chairman Mr. Koellner seconded the motion. Vote on the motion (3:2). Chairman Williams, Vice-Chairman Koellner and Mr. Flower, all Aye. Mr. Richey and Mr. Piccola, nay. The motion to recommend denial carried.

A motion was made by Mr. Piccola, seconded by Mr. Ritchey, to re-open discussion to reconsider the sidewalk modification request. Vote on the motion (2:3) Mr. Ritchey and Mr. Piccola, aye; Mr. Williams, Mr. Flowers and Mr. Koellner, nay. The motion failed.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.35.C(3)(m) – Basin Outlet Control Structure Plate. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of modification request SWMO 252.17.C(7) – Level Spreader. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SWMO 252.19.D – Rate and Volume for E&S Controls. Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Piccola made a motion, seconded by Mr. Koellner to recommend approval of the plan conditioned on the outstanding items noted by M. Knouse from Rettew Associates. Vote on the Motion 3:2 – Mr. Koellner, Mr. Piccola and Mr. Ritchey, Aye. Mr. Williams and Mr. Flowers, Nay. The motion carried.

NEW BUSINESS

No new business.

ZONING HEARING BOARD

Docket 2024-04: Triple Crown Corporation/New View Corporation

New View Way, Lot#3

Postponed from the June 2024 ZHB meeting and rescheduled for the September ZHB meeting.

ADJOURNMENT

Chairman Williams made a motion to adjourn the meeting. Mr. Richey seconded. Vote on the motion, all yes. The motion carried and the meeting adjourned at 7:15 PM.