

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 5, 2023

## **CALL TO ORDER**

Mr. Williams called the meeting to order at 6:01 PM

## **ROLL CALL**

### **Present:**

Chairman	H. Adam Williams
Member	Jeffrey Piccola
Member	Tom Richey
Member	Ron Flowers
Member (alternate)	Bob Kostosky
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Codes Director	Stephen M. Waller
Secretary	M. Renee Holt

### **Absent:**

Vice-Chairman	Mark Koellner
Township Engineer	Drew Bitner, P.E.

## **APPROVAL OF THE MINUTES**

Mr. Richey made a motion to approve the July 5, 2023 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

## **PUBLIC COMMENT**

There was no public comment.

## **DISCUSSION AND CORRESPONDENCE**

- National Night Out VS future August Planning Commission meetings schedule

Mr. Waller noted that National Night Out always falls on the 1<sup>st</sup> Tuesday in August, which is the same day as our August Planning Commission meetings. This past August Planning Commission meeting was canceled due to no plans to discuss on the agenda, which afforded the Planning Commission members and Township staff the ability to join the event this year. Mr. Waller asked the Planning Commission member if they wanted to change future August PC meetings to the 2<sup>nd</sup> Tuesday of the month. Planning Commission voted in favor of the change. The new schedule will begin August 2024. Staff will make all necessary changes.

## **SKETCH PLANS**

No new sketch plans.

## **SUBDIVISION PLANS**

No new subdivision plans.

## **LAND DEVELOPMENT PLANS**

No new land development plans.

## **OLD BUSINESS**

### **1. Messiah Lifeways – 100 Spanglers Mill Road #23-1008 LD**

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

Mr. Waller provided a brief overview of the plan.

Mr. Bill Fredricks of RGS, representative of the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

Items of discussion:

- Macadam walking path out of the right-of-way, with no curbing along Spanglers Mill Road.
- Public access to and recreational ideas for the Yellow Breeches Creek.

### **Action on the Modification Requests:**

Mr. Richey made a motion to recommend approval of modification request SLDO 260.22.B.2 – Street widening (of Spanglers Mill Road based on PennDot HOP). Mr. Flowers seconded the motion. Vote on the motion, all aye. The motion carried.

Modification request SLDO 260.24.B.1 - Curbs.

After a discussion, the applicant requested the modification request to be tabled so that they can regroup and discuss at the next Planning Commission Workshop meeting.

Modification request SLDO 260.25.A – Sidewalks.

After a discussion, the applicant requested the modification request to be tabled so that they can regroup and discuss at the next Planning Commission Workshop meeting.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.35.C(3)j – Basin Bottom Slope (from 1% to a flat bottom). Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.35.C(3)k – Side slope (4:1 to 3:1 with fencing). Mr. Williams seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.35.D.2(a)4 – Minimum Pipe Size (less than 18-inch diameter for all internal yard drains and downspout

connections, not Township roadways). Mr. Williams seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Williams made a motion to recommend approval of modification request SWMO 252.10.L – Stormwater Management Facilities (to be located within a building setback). Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SWMO 252.17.C(1)(c) – Side slopes (4:1 to 3:1 with fencing). Mr. Kostosky seconded the motion. Vote on the motion, all aye. The motion carried.

**Action on the Plan:**

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

**NEW BUSINESS**

No new Business.

**ZONING HEARING BOARD**

No cases to be heard.

**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.