

FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 6, 2022

CALL TO ORDER

Mr. Koellner called the meeting to order at 6:08 PM

ROLL CALL

Present:

Vice-Chairman
Member
Member
Codes Director
Township Engineer
Stormwater Engineer

Mark Koellner
Jeffrey Piccola
Thomas Richey
Stephen M. Waller
Drew Bitner, P.E.
Mike Knouse, P.E., Rettew Associates

Absent:

Chairman
Member

H. Adam Williams, P.L.S
VACANT

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the August 2, 2022. Mr. Piccola seconded. Vote on the motion. All Aye. The motion carried.

PUBLIC COMMENT

Jonathon Yost of Cameron Road was present to discuss concerns of his and his neighbors regarding the proposed Southern Crossings Plan (formerly Hoffman Townhomes). He inquired as to when and where he and his neighbors could provide input regarding their concerns to the developer.

The Planning Commission suggested addressing concerns in writing to the Township as it relates to the plan as well as attend a future PC meeting when the developer is present to discuss those concerns.

DISCUSSION AND CORRESPONDENCE

There was no Discussion and Correspondence.

SKETCH PLANS

There were no Sketch Plans.

SUBDIVISION PLANS

There were no Subdivision Plans.

LAND DEVELOPMENT PLANS

There were no Subdivision Plans.

OLD BUSINESS

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

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

Mr. Waller presented the revised plan to the Planning Commission and read into record his remaining comments, dated June 7, 2022 (See attachment).

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

A representative of the plan was present to provide any detailed explanations for the Planning Commission.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan contingent on all Township staff comments, dated June 7, 2022 as well as Rettew comments, dated June 6, 2022. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

2. Diaz – Ridge Road - #22-1009 SD

Mr. Richey 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 to the Planning Commission and read into record his remaining comments, dated September 1, 2022 (See attachments).

Mr. Knouse read into record his remaining comments, dated September 1, 2022 (See attachments).

A representative of the plan was present to provide any detailed explanations for the Planning Commission.

Action on the Modification Request(s):

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.14.A.(1) – Original Property Description. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

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

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan contingent on all Township staff comments, dated September 1, 2022, Rettew comments dated August 31, 2022 as well as modification request details. Mr. Richey seconded. Vote on the motion, all aye. The motion carried.

3. Melhorn – 911 & 939 Cedars Road - #22-1012-SD

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

Mr. Waller presented the plan, dated August 3, 2022 to the Planning Commission and read into record his comments, dated August 31, 2022 (See attachment).

Mr. Knouse read into record his comments, dated September 1, 2022 to the Planning Commission (See attachment).

A representative of the plan was present to provide any detailed explanations to the Planning Commission.

Action on the Modification Request(s):

The representative verbally requested modification requests for the following:

SLDO Section 260.14.A(25) and SLDO Section 260.30.A(4)(b) – Sanitary Sewage for Lot#1. Mr. Richey made a motion to approve the modification request. Mr. Piccola seconded. Vote on the motion, all Aye. The motion carried.

Mr. Knouse suggested to the Planning Commission that the applicant submit the verbal modification request(s) in writing, as it is part of the condition requirements, so that the waiver(s) can part of the permanent file on record.

Action on the Plan:

Mr. Richey made a motion to approval the plan contingent on all Township staff comments, dated August 31, 2022, Rettew comments, dated September 1, 2022 as well as the modification request details. Mr. Piccola seconded. Vote on the motion, all aye. The motion carried.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

1. ZHB Docket No 2022-06 – Flowers – 920 Rosstown Road
*No comment or recommendation from the Planning Commission
2. ZHB Docket No 2022-07 – Shelly – 867 Lexington Place
*No comment or recommendation from the Planning Commission.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Piccola seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 6:55 PM.