

FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 6, 2024

CALL TO ORDER

Mr. Williams called the meeting to order at 6:00 PM

ROLL CALL

Present:

Chairman	H. Adam Williams
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

Absent:

Vice-Chairman	Mark Koellner
Secretary	M. Renee Holt

APPROVAL OF THE MINUTES

Mr. Kostosky made a motion to approve the October 1, 2024 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes with 1 abstention. Mr. Ritchey abstained due to his lack of attendance at the October meeting. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

New View 24-1004 – Industrial and Wyndamere Roads – Modification discussion

Mr. Mike Kushner representative for New View Inc. requested clarity on the sidewalk modification that was recommended for denial at the October meeting. He noted that during the discussion there were several places that they were seeking relief from the requirements and he was of the opinion that the PC felt favorably on some of the areas, while not favorable on others but ultimately the denial carried for all the areas. He requested the PC re-open the discussion and provide recommendations on the specific areas.

Mr. Piccola made a motion to re-open the discussion on the sidewalk modification, Mr., Ritchey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kushner made note that the exhibit that had been submitted previously contained several distinct areas that relief from the side requirements was being requested. Those areas would be:

- Lot # 2A – Deferral along Wyndamere Road until township would give notice that sidewalk installation is required;

- Lot # 3 - sidewalk is deferred until the LD Plan is submitted for the lot;
- Lot #4 – sidewalk modification for entire lot;

There was discussion regarding each of the specific areas.

Mr. Ritchey recommended approval of the modification of sidewalk as follows – to defer the installation of sidewalk along Wyndamere Road until notification by the township on Lot #2A; to defer sidewalk installation on Lot # 3 until land development of the lot; and to waive installation of sidewalks on Lot #4. Mr. Piccola seconded the motion. Vote on the motion: Mr. Ritchey, Mr. Piccola and Mr. Kostosky – all yes; Mr. Williams and Mr. Flowers - nay. The motion carried on a 3-2 vote.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. McCorkel – Pleasantview Road #24-1009 SD

Mr. Waller provided a brief overview of the proposed plan and read into the record his comments dated October 15, 2024. Mr. Knouse of Rettew Associates, read into record his comments, dated October 21, 2024.

Elliot Shibley of Integrated Consulting, representative for the applicant, was in attendance to provide any information or explanations to the Planning Commission. Mr. Shibley acknowledged that there are remaining items that need to be addressed with the plan, it was his intention to have the PC give direction on the requested modifications associated with the plan.

Action on the Modification Requests:

Mr. Shibley noted that he would request the PC provide recommendations on the sidewalk, curbing and basin side slopes at this time.

Mr. Richey made a motion to table the modification request for SLDO 260.24.B.1 – Curbing along Pleasantview and Kelling Roads. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to table the request carried.

Mr. Richey made a motion to table the modification request for SLDO 260.25.A - Sidewalk along Pleasantview and Kelling Roads so that the applicant can re-evaluate the possibility of creating a walking trail along the perimeter of the site. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to table the request carried.

Mr. Piccola made a motion to recommend approval of modification request for SLDO 260.35.C.3.k and 252.17.C.3.a(2&3) – Basin Side Slopes. Mr. Ritchey seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Williams made a motion to recommend tabling of the plan. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

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

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated September 27, 2024.

Mr. Eric Yost, of Navarro and Wright Consulting was present to represent the plan.

Action on the Modification Requests:

Mr. Piccola made a motion to recommend approval of the modification request for SLDO 260.14.A.16 - Identifying Steep Slopes. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

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

Mr. Williams made a motion to recommend denial of modification request SLDO 260.22.A.7 & 260.22.B.1 – Roadway widening – Steigerwalt Hollow Road. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of the modification request for SLDO 260.24.B.1 – Curbing along Steigerwalt Hollow Road. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a ^{motion} to recommend approval of the modification request for SLDO 260.25.A - Sidewalk along Steigerwalt Hollow Road. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion recommend approval of the modification request for SLDO 260.29.A.1 - connection to public water. Mr. Piccola seconded the motion. Vote on the motion, Mr. Richey, Mr. Piccola, Mr. Flowers and Mr. Kostosky – all yes; Mr. Williams, nay. The motion carried by a 4-1 vote.

Mr. Kostosky made a motion recommend approval of the modification request for SLDO 260.30.A.1 - connection to public sewer. Mr. Piccola seconded the motion. Vote on the motion, Mr. Richey, Mr. Piccola, and Mr. Kostosky – all yes; Mr. Williams and Mr. Flowers, nay. The motion carried by a 3-2 vote.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on the items noted in the Rettew Memo dated September 27, 2024. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

3. Southern Crossing – 22-1011 – Beinhower and Cameron Roads – Subdivision Plan

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 proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated October 15, 2024.

Mrs. Terri Delo of Integrated Consulting, a representative for the applicant, was in attendance to provide any information or explanations to the Planning Commission.

There were also several residents in attendance from the surrounding community that discussed their concerns as it relates to the proposed development:

- the location of the snow dump easement at the end of Cameron Road;
- the proposed improvements to both sides of Cameron Road and maintenance responsibilities;
- proposed development traffic impacts to Beinhower Road;
- impacts to existing trees/shrubbery/lawns directly adjacent to the proposed improvements to Cameron Road;
- existing traffic speeds/concerns along Beinhower Road;
- utility locations/relocations along Cameron Road;

It was noted at the meeting that some of the unresolved issues expressed by the residents (utility locations, maintenance requirements, adjacent trees/shrubbery and traffic improvements to the intersection of Cameron and Beinhower Roads) could be answered by the Board of Supervisors or the Township Solicitor.

Several of the PC members made note that while this development was a difficult process, they felt that the end product met the intent of the ordinance requirements.

Action on the Modification Request:

No new modification request. All previous modifications have been recommended by the PC and acted on by the Board of Supervisors.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan contingent on the comments noted in the Rettew Memo dated October 15, 2024, along with the concerns noted by residents at the meeting. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

4. Baker - 498 Big Spring Road – 23-1014 – Subdivision plan

Mr. Waller provided a brief overview of the proposed plan and read into the record comments from his memo dated December 28, 2023. Mr. Knouse of Rettew Associates, read into record his comments, dated January 22, 2024.

Mr. Chris Hoover, of Hoover Engineering, was present to represent the plan.

Action on the Modification Request:

Mr. Williams made a motion to recommend approval of the modification request for SLDO 260.14.22 – Original Property Description. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Williams made a motion to recommend approval of the modification request for SLDO 260.24.B.1 and 260.25 – Curbing and sidewalk with the exception of the frontage of Lot #2. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Williams made a motion to recommend approval of the modification request for SLDO 260.22.A.7 and 260.22.B.1 – Cartway and right-of-way for Burgoyne Drive with the exception of the frontage of Lot #2. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of the modification request for SLDO 260.29.A.1 – Connection to Public Water. Mr. Piccola 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 the comments noted in the staff memo dated December 28, 2023 and the Rettew memo dated January 22, 2024. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

LAND DEVELOPMENT PLANS

No new land development plans.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no cases for the Zoning Hearing Board.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Williams seconded. Vote on the motion, all yes. The motion carried and the meeting adjourned at 7:56 PM.