

FAIRVIEW TOWNSHIP PLANNING COMMISSION

March 4, 2025

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 (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Michael., Rettew Associates
Secretary	M. Renee Holt

Absent:

Member	Ron Flowers
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APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the February 4, 2025, Planning Commission meeting minutes. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

1. Proposed Zoning Map Changes
 - a) MJH Investments/Loxas (Pleasant View Road)
 - o 341 Pleasant View Road - 27000RF0118
 - o 334 Pleasant View Road - 27000RF0113
 - o 345 Pleasant View Road - 27000RF0119
 - o 349 Pleasant View Road - 27000RF0114

Mr. Stephen Waller, Codes Director for Fairview Township, gave a brief overview of the proposed request to rezone portions of the aforementioned properties from Residential Mixed Use(RMU) to Commercial Business(CB); and from Rural Living (RL) to Residential Mixed Use(RMU).

Mr. Piccola made a motion to recommend approval of the proposed zoning map change request contingent on staff comments dated February 20, 2025. Mr. Richey seconded the motion. Vote on the motion, all yes.

b) Nima/Liddell (Old York Road)

- Old York Road – 27000SF0086F000000
- Old York Road – 27000SF0086G000000
- 107 Old York Road – 27000SF00860000000
- 109 Old York Road – 27000SF00800000000

Mr. Stephen Waller, Codes Director for Fairview Township, gave a brief overview of the proposed request to rezone the aforementioned properties from Village Business Use(VB) to Airport Business (AB).

Mr. Richey made a motion to recommend approval of the proposed zoning map change request contingent on staff comments dated February 25, 2025. Mr. Koellner seconded the motion. Vote on the motion, all yes.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. Tokarz – Dorwart Circle #25-1002 SD/LD

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated February 27, 2025.

Mr. Andy Barshinger of Site Design Concepts, representative for the applicant, was in attendance to provide any information or explanations to the Planning Commission.

Action on the Modification Request(s):

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

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.24.B.1 – Curbing (along Husk Lane and Dorwart Circle). 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 260.25.A – Sidewalk (along Husk Lane and Dorwart Circle). Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of modification request SLDO 260.31.C – Boundary Markers (two (2) concrete monuments).

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on modification requests, Rettew comments dated, February 27, 2025 and any outside agency approvals. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

LAND DEVELOPMENT PLANS

1. Europa Macchina/Frick – Industrial Drive #25-1003 LD

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew read into records his comments dated February 27, 2025.

Mr. Adam Davis, of Hyland Engineering, representative of the applicant, was an attendance to provide any information or explanations to the Planning Commission.

Action on the Modification Request(s):

Mr. Richey made a motion to recommend approval of modification request SLDO 260.22.A.7 and 260.22.B.(2) – Roadway Widening (along Lowther Road). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SLDO 260.35.C.(3)(i) and SWMO 252.17.C.22 – Basin fencing. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SWMO 252.13.1 – Riparian Buffer Easement (allowing for disturbance and restoration of a portion of the easement). Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Koellner made a motion to recommend approval of modification request SWMO 252.10.L – Building Setback Requirements. 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 modification requests, Rettew comments, dated February 27, 2025 and all outside agency approvals. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

OLD BUSINESS

No new Business

NEW BUSINESS

No new Business

ZONING HEARING BOARD

Mr. Waller read into record Docket No. 2025-01: The applicant, Sheetz, Inc., is requesting variances from Section §300.57.B(7)(b) – Internal landscape islands as well as Sections §300.62.I and §300.62.K – Loading standards. The applicant is proposing to develop the property as a convenience store and seeks relief of landscaped islands along the building frontage and at row ends in lieu of providing green space elsewhere as well as loading standards to permit off-street loading facilities to be located in the front yard of Industrial Drive, due to the nature of the property having two (2) front yards. The subject property is located at New View Way, Lewisberry, PA 17339, having UPI No. 27-000-QG-0003.E0-00000, which is located within the (CB) Commercial Business Zoning District.

Chairman William and Vice-Chairman Koellner stated that they will be recusing themselves from anything related to the Sheetz project due to a professional conflict.

ADJOURNMENT

Mr Koellner made a motion to adjourn the meeting. Mr. Piccola seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 6:35 PM.