

FAIRVIEW TOWNSHIP PLANNING COMMISSION

July 1, 2025

CALL TO ORDER

Chairman Williams called the meeting to order at 6:00pm

ROLL CALL

Present:

Chairman	H. Adam Williams
Vice-Chairman	Mark Koellner
Member	Tom Richey
Member	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Michael R. Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the June 3, 2025, Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment

DISCUSSION AND CORRESPONDENCE

Presentation: Fairview Crossroads proposed Text Amendment – Data Centers

Mr. Waller provided a brief description of the proposed Text Amendment application requested by Mr. Kevin Brown, owner of Fairview Crossroads, LLC. The applicant is seeking to permit Data Centers as a permitted use within the Commercial Business and Industrial Zoning Districts.

Mr Craig Sharnetzka of CGA Law Firm, representative of the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Mr. Kevin Brown, of Fairview Crossroads, LLC., was in attendance to discuss the purposed text amendment request as well as present a proposed concept plan for a data center to be located on an 84 acre tract located along Lewisberry Road (boarding I-83 and the PA Turnpike - 27-000-SF-0003.A.0-00000) which is located with the Commercial Business Zoning District.

Mr. Richey made a motion to favorably recommend the Data Center Text Amendment subject to the following ten (10) items. Mr. Flowers seconded the recommendations. Vote on the recommendations was a 5:1 (Mr. Flowers, Vice-Chairman Koellner, Mr. Piccola and Mr. Kostosky voted yes; Chairman Williams opposed).

Please note: The following recommendations are NOT specific to Fairview Crossroads LLC., but rather recommendations to the Board of Supervisors regarding Data Centers, as a whole, within the Township (IB and CB Zoning Districts only)

1. Data Center Use: Permitted Use vs Special Exception vs Conditional Use: Recommendation that Data Centers are to be a Conditional Use – only permitted by Public Hearing at the Board of Supervisors level.
2. Data Center Ancillary Use: Recommendation that ancillary uses be subject to the balance and controls of the Ordinance.
3. Permitted Zoning Districts: Recommendation that data centers be permitted only within the Commercial and Industrial Business Zoning Districts.
4. Overlay option: Recommendation that there be no overlay options.
5. Maximum Height: Recommendation that a maximum structure height of 55ft within Commercial Business and a maximum structure height of 65ft within the Industrial Business Zoning Districts.
6. Setback Requirements: Recommendation to increase the setback to 150ft that abuts a residential zone or use.
7. Buffering: Recommendation to have berms with vegetation on top or an alternative sound continuation technology for noise producing accessory uses.
8. Minimum lot size: Recommendation that the minimum lot size be 50 acres stay the same or by Conditional Use before the Board of Supervisors.
9. Noise: Recommendation that a pre and post sound study be required. Post sound study would take place at 6 months and/or fully operational.

Mr. Brandon Freistat, a Fairview Township resident stated that it would be beneficial to have Data Centers pursued within the Township. Mr. Freistat said that although the text amendment is not specific to Fairview Crossroads, he is opposed to Fairview Crossroads purposed location for a Data Center rather than the commercial park.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No new Subdivision

LAND DEVELOPMENT PLANS

No new Land Development

OLD BUSINESS

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

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew read into record his comments, dated June 17, 2025.

A representative of Integrated Consulting LLC., was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Request(s):

The modification requests below were previously acted on by the Planning Commission members prior to the plan revision (of 60 apartments and 60 townhomes, now revised to 99 townhomes and no apartments). Due to the plan revision, the PC members acted on the modification requests under the revised and current plan and are as follows:

Mr. Piccola made a motion to recommend approval of the four (4) modification waiver requests. Mr. Koellner seconded the motion. The modification waiver requests are as follows:

- SLDO 260.10 – Preliminary Plan
- SLDO 261.35.C.3.k and SWMO 252.17.C.3.a(2&3) – Basin Side Slopes (4:1 to 3:1)
- SLDO 260.24.B.1 – Curbing (frontage of Kellinger and Pleasant View Roads)
- SLDO 260.25.A – Sidewalk (frontage of Kellinger and Pleasant View Roads)

Action on the Plan:

Mr. Ritchey made a motion to recommend approval of the plan contingent on modification requests, Rettew comments dated June 17, 2025, TIS dated December 24, 2024. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

2. Loxas – Summit View Terrace #24-1012 SD/LD

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew read into record his explanations to the Planning Commission.

A representative of Landworks Civil Design LLC., was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Request(s):

Chairman Williams made a motion to recommend approval of SWMO 252.10.L – SWM Facilities Setbacks, Basin#2. Mr. Flowers seconded the motion. Vote on the motion: 4:1:1. Chairman Williams, Mr. Flowers, Mr. Richey, and Mr. Kostosky voted yes. Mr. Piccola voted no. Mr. Koellner abstained. The motion to approve carried.

Chairman Williams made a motion to deny the deferral of modification request of SWMO 252.17.B.8.c – Gutter Spread to address requirements with final plan submission. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of SWMO 252.17.C.1.c – Side Slopes (retention/detention basins 4:1 to 3:1). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Chairman Williams made a motion to recommend approval of SWMO 252.17.C.1.f – Level Spreader. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of SLDO 260.22.A.7 – Roadway Widening (frontage of Lot 3 on Pleasant View Road). Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.22.B – Minimum 50' Right-of-way on private roads. Mr. Richey seconded the motion. Vote on the motion 5:1.

Chairman Williams, Vice-Chairman Koellner, Mr. Flowers, Mr. Richey, and Mr. Kostosky. Mr. Piccola voted no. The motion to approve carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.22.B – Minimum 30' Cartway only on private streets within the residential areas. Mr. Flowers seconded the motion. Vote on the motion

Mr. Richey made a motion to recommend approval of modification request SLDO 260.2.C – Half streets. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.22.D.4 – Maximum number of units along a cul-de-sac (not more than 25 units). Mr. Richey seconded the motion. Vote on the motion, 5:1. Chairman Williams, Vice-Chairman Koellner, Mr. Flowers, Mr. Richey and Mr. Kostosky votes yes. Mr. Piccola voted no. The motion to approve carried.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.22.E – Minimum Centerline Radii of 150ft. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.23.B – Leveling Area. Mr. Flowers 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 – Curbs (curbing along the frontage of Lot#3 on Pleasant View Road). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval to deferral of modification request SLDO 260.25.A – Sidewalks (along frontage of Lot#3 on Pleasant View Road). Mr. Williams seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.25.A.3 – Street Verge (to provide ADA ramps and/or retaining walls rather than grass strips in areas where the sidewalk is adjacent to curb). Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.25.F – Street lights (to install individual lamp posts along private access drives/residential areas. Street lights will be installed at intersections and community center). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

NEW BUSINESS

No new Business

ZONING HEARING BOARD

No new ZHB cases

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Flowers seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 8:05 PM.