

FAIRVIEW TOWNSHIP PLANNING COMMISSION

August 6, 2025

CALL TO ORDER

Mr. Piccola called the meeting to order at 6:01pm

ROLL CALL

Present:

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

Absent:

Chairman	H. Adam Williams
Vice-Chairman	Mark Koellner
Secretary	M. Renee Holt

APPROVAL OF THE MINUTES

Mr. Waller mentions that the July minutes were still in draft form and requested that they be deferred to the September PC meeting for approval.

PUBLIC COMMENT

No public comment

DISCUSSION AND CORRESPONDENCE

Mr. Waller mentioned to the Planning Commission members that he will not be in attendance for the September PC meeting and that Mr. Knouse will run the meeting in his absence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No new Subdivision plans.

LAND DEVELOPMENT PLANS

1. Sheetz – Industrial Drive #25-1009 LD

Mr. Waller provided a brief overview of the proposed plan and read in record staff comments, dated July 16, 2025. Mr. Knouse of Rettew Associates, read into record his comments, dated July 21, 2025.

Mr. Josh Weidler of BL Companies, representative of the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission members.

Action on the Modification Request(s):

Mr. Richey made a motion to approve modification request SLDO 260.10.A – Preliminary Plan (Alternatively, applicant proposed to submit a Preliminary/Final Land Development plan). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to approve modification request SLDO 260.10.A.1 – Plan size (22x34 to 24x36). Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to deny modification request SLDO 260.25.A – Sidewalk (along frontage of Wyndamere Road). Mr. Flowers seconded the motion. Vote on the motion to deny, all yes. The motion carried.

Mr. Richey made a motion to approve modification request SLDO 260.35.C.3.i – Fencing (around Stormwater Facilities). Mr. Kostosky seconded the motion. Vote on the motion 3:1. Mr. Kostosky, Mr. Piccola, Mr. Richey voted yes. Mr. Flowers opposed. The motion to approve carried.

Mr. Richey made a motion to approve modification request SLDO 260.35.C.3.j – Basin bottom slope (Alternatively, the applicant proposed MTC basin to have 0% slope across the bottom with soil media and underdrain system). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to approve modification request SLDO 260.35.C.3.k – Basin side slope (4:1 to 3:1). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to approve modification request SLDO 260.35.H.3.a – Roof Drain Connection (Alternatively, the applicant proposed to connect the building and canopy roof drains directly to the internal storm water system. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to approve modification request SWMO 252.12.A – Volume control (Alternatively, the applicant proposed the SWM facilities to be designed and permitted per PA DEP’s Managed Release Concept (MRC) for sites with little to no infiltration. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

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

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

There were no representative(s) of the plan present. The plan remained tabled.

OLD BUSINESS

No old business

NEW BUSINESS

No new Business

ZONING HEARING BOARD

No new ZHB cases.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Kostosky seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 6:26 PM.