

FAIRVIEW TOWNSHIP PLANNING COMMISSION

February 7, 2023

CALL TO ORDER

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

ROLL CALL

Present:

Vice-Chairman	Mark Koellner
Member	Jeffrey Piccola
Member	Tom Richey
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Chairman	H. Adam Williams
Member	Ron Flowers
Township Engineer	Drew Bitner, P.E.

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the December 6, 2022 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Mr. Koellner abstained due to his absence of said meeting. The motion carried.

Mr. Piccola made a motion to approved the January 3, 2023 Planning Commission meeting minutes. Mr. Koellner seconded the motion. Mr. Richey abstained due to his absence of said meeting. The motion carried.

PUBLIC COMMENT

There was no Public Comment.

DISCUSSION AND CORRESPONDENCE

1. Zoning Ordinance Map Amendment – McNaughton Properties L.P.

Mr. John Andrew of McNees Wallace & Nurick, a representative for the applicant -Mr. Joel McNaughton, was in attendance to present the proposed map amendment and provide any detailed explanations to the Planning Commission regarding the request.

Staff made part of the record their recommendation, dated December 27, 2022 to support the request as proposed (copy attached).

Action on the Zoning Ordinance Map Amendment request:

Mr. Piccola made a motion to recommend favorable action on the zoning ordinance map amendment request. Mr. Richey seconded. Vote on the motion, all Aye. The motion carried.

2. Zoning Ordinance Text Amendment – Clint and Tracy Leakway

Mr. Waller noted the zoning ordinance text amendment request to add “Agri-tainment and Agri-Tourism” as a section exception in the Single Family Residential Zoning District (RS) to establish the associated criteria for such uses and advised the Planning Commission that this request would be formally presented at the March PC meeting.

3. Zoning Ordinance Text Amendment – Fairview Crossroads, LLC

Mr. Waller noted a zoning Ordinance text amendment request to add a definition to our existing Sign Ordinance for “Monument Signs” and to establish specific criteria for those types of signs as well as to establish areas where the signs would be permitted and advised the Planning Commission that this request would be formally presented at the March PC meeting.

SKETCH PLANS

There were no sketch plans.

SUBDIVISION PLANS

1. Piaskowski – 511 Lewisberry Road – Reverse SD – File #23-1001

Mr. Waller presented the plan to the Planning Commission and read into records his comments, dated February 1, 2023 (see attachment).

Mr. Knouse read into records his comments, dated February 2, 2023 (see attachment).

A representative of Burget & Associates was present to provide any detailed explanations to the Planning Commission.

Action on the Modification requests:

Mr. Piccola made a motion to recommend approval of all modification requests (listed below). Mr. Richey seconded. Vote on the motion, all Aye. The motion carried.

- SLDO 260.14.A(1) – Original Property Description
- SLDO 260.14.B(7) – Wetland Analysis
- SLDO 260.22.A(7) and SLDO 260.22.B(1) – Cartway Widening/Lewisberry Road
- SLDO 260.24.B(1) - Curbing Requirements/Lewisberry Road

- SLDO 260.25.A – Sidewalks
- SLDO 260.26.D(7) – Driveway setback to a property line from a minimum of 5 feet to proposed 1 foot.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan. Mr. Richey seconded. Vote on the motion, all Aye. The motion carried.

LAND DEVELOPMENT PLANS

There were no Land Development Plans.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

ZONING HEARING BOARD

There were no Zoning Hearing Board cases.

ADJOURNMENT

Mr. Piccola made a motion to adjourn the meeting. Mr. Richey seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 6:23 PM.