

FAIRVIEW TOWNSHIP PLANNING COMMISSION

November 8, 2023

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	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., Rettew Associates

Absent:

Secretary	M. Renee Holt
Vice-Chairman	Mark Koellner

APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the October 3, 2023 Planning Commission meeting minutes. Mr. Flowers seconded the motion. Vote on the motion, all Aye. The motion carried.

PUBLIC COMMENT

There was no public comment.

DISCUSSION AND CORRESPONDENCE

Mr. Waller presented to the Planning Commission two (2) proposals to amend the Townships existing Agricultural Security Area, which was originally created in August 1991. He advised the members of several of the requirements for adding properties to the Ag Security Area as well as provided information to members on the process and benefits of the program. He noted that he was not aware of any other properties being given this designation outside of the original ones noted in the 1991 Resolution. Mr. Waller noted that the two properties have been posted and the public hearing notice has been advertised for the December 4, 2023, Board of Supervisors meeting.

The Members felt that creating this designation for these two properties would promote the farming and agricultural community where both of these properties are located.

Mr. Richey made a motion to recommend approval of both proposals (listed below). Mr. Flowers seconded the motion. Vote on the motion, all Aye. The motion carried.

- Latsha – 827 Siddonsburg Rd – 14.77 acres
- Lindsay – 890 Emanuel Rd – 98.4 acres

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. Tod Moore (Andersontown Rd) #23-1010 SD

The consultant/applicant requested the plan be tabled. Mr. Piccola made a motion to table the plan. Mr. Kostosky seconded the motion. Vote on the motion, all Aye. The motion carried.

LAND DEVELOPMENT PLANS

No new land development plans.

OLD BUSINESS

1. Messiah Lifeways – 100 Spanglers Mill Road #23-1008 LD

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

Mr. Waller provided a brief overview of the plan. Mr. Knouse read into the record his remaining review comments from his November 8, 2023 review of the plans.

Mr. William Fredericks of RGS Associates, the consultant for the developer was in attendance to present additional aspects of the plan and to provide detailed explanations to the Planning Commission as they related to the following:

- Roadway improvements to Spanglers Mill Road (PennDOT HOP);
- Sidewalks and interconnectivity to the future Sienna development on the west side of Spangler's Mill Road;
- Providing public access to the Yellow Breeches Creek;
- Status of the Traffic Impact Study and its findings.

Action on the Modification Requests:

- A. SLDO 260.24.B.1 Curbing – Spangler's Mill Road - Mr. Flowers made a motion to recommend approval of modification request SLDO 260.24.B.1 – Curbing - along the frontage along Spangler's Mill Road which will be controlled by the PennDOT HOP. Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.

B. SLDO 260.25.A – Sidewalk (frontage along Spangler’s Mill Road) -

There was a brief discussion between the PC Members, staff and Mr. Fredericks regarding the existing grades along Spangler’s Mill Road and the possibility of constructing a sidewalk to ordinance specifications and to PennDOT requirements (Spangler’s Mill Road is a state Road). A survey was completed by the consultant regarding the sidewalk installation along Spangler’s Mill Road. This included photos along the north and south sides of Spangler’s Mill Road which clearly depicted the limitations associated with sidewalk installation due to steep slopes/embankments, guide rails as well as safety concerns with the posted speed limit along Spangler’s Mill Road. In lieu of the sidewalk installation, the applicant proposes a common walking path which would start at the Messiah Village main entrance on Spangler’s Mill Road, enter into the site; have intersection points that would connect to walkways for the community; ultimately continuing through the site along a ravine and tree line to gain the desired public access to the Yellow Breeches Creek.

The Planning Commission felt this would be a beneficial alternative to providing sidewalks along Spangler’s Mill Road and provide access to the Yellow Breeches Creek.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.25.A – Sidewalk (frontage along Spanglers Mill Road). Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

C. SLDO 252.17.C.3.e – Spillway Requirements - Mr. Flowers made a motion to recommend approval of modification request SLDO 252.17.C.3.e – Spillway Requirements. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on modification request details and the Rettew comments dated, November 8, 2023. Mr. Flowers seconded the motion. Vote on the motion, all aye. The motion carried.

NEW BUSINESS

No new Business.

ZONING HEARING BOARD

No new ZHB cases

ADJOURNMENT

Mr. Flowers made a motion to adjourn the meeting. Mr. Richey seconded. Vote on the motion. All Aye. The motion carried and the meeting adjourned at 6:38 PM.