

# FAIRVIEW TOWNSHIP PLANNING COMMISSION

December 5, 2023

## **CALL TO ORDER**

Mr. Williams called the meeting to order at 6:02 PM

## **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	Drew Bitner, P.E.
Stormwater Engineer	Mike Knouse, P.E., 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 November 8, 2023 Planning Commission meeting minutes. Mr. Richey seconded the motion. Vote on the motion, all Aye. The motion carried.

## **PUBLIC COMMENT**

No public comment.

## **DISCUSSION AND CORRESPONDENCE**

No discussion and correspondence.

## **SKETCH PLANS**

No new sketch plans.

## **SUBDIVISION PLANS**

### **1. Dougherty/Beshore – Gurtner Road - #23-1011**

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew, read into record his review comments, dated December 1, 2023.

Mr. Hoover of Hoover Engineering - consultant for the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

### **Action on the Modification Requests:**

- a. Mr. Richey made a motion to recommend approval of modification request SLDO 260-14.A.1 – Original Property Description. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.
- b. Mr. Piccola made a motion to recommend approval of modification request SLDO 260-22.A.7 – Cartway Width (to provide additional Cartway along the frontage of Gurtner Road). Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.
- c. Mr. Kostosky made a motion to recommend approval of modification request SLDO 260-14.A.25 – Replacement Septic Sites. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.
- d. Mr. Richey made a motion to recommend approval of modification request SLDO 260-29.A.1 – Connection to Public Water and Sewer. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.
- e. Mr. Piccola made a motion to recommend approval of modification request SLDO 260-14.B.7 – Wetlands Report. Mr. Richey seconded the motion. Vote on the motion, all aye. The motion carried.
- f. Mr. Kostosky made a motion to recommend approval of modification request SLDO 260-24.B.1 and 260-25.A – Curbing and Sidewalk (along the frontage of Gurtner and Pleasant View Roads). 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 as well as Rettew comments, dated December 1, 2023. Mr. Kostosky seconded the motion. Vote on the motion, all aye. The motion carried.

## **2. Kolmansberger/McKelvey – Timber Road #23-1012**

Mr. Waller provided a brief overview of the plan. Mr. Knouse of Rettew, read into record his review comments, dated December 1, 2023.

Mr. Hoover of Hoover Engineering - consultant for the applicant, was in attendance to present the plan and to provide any detailed explanations to the Planning Commission.

### **Action on the Modification Requests:**

Mr. Piccola made a motion to recommend approval of modification requests A-F. Mr. Kostosky seconded the motion. Vote on the motion, all aye. The motion carried. Modifications A-F are as follows:

- SLDO 260-14.A.1 – Original Property Description
- SLDO 260-22.A.7 – Cartway Width (frontage along Timber Road)
- SLDO 260-14.A.25 – Replacement Septic Sites
- SLDO 260-29.A.1 – Connection to Public Water and Sewer
- SLDO 260-14.B – Wetlands Report

- SLDO 260-24.C.1 and 260-25.A – Curb and Sidewalk (along frontage of Timber Road)

**Action on the Plan:**

Mr. Richey made a motion to recommend approval of the plan, contingent on modification request details as well as Rettew comments dated December 1, 2023. Mr. Piccola seconded the motion. Vote on the motion, all aye. The motion carried.

**LAND DEVELOPMENT PLANS**

No new land development plans.

**OLD BUSINESS**

No new Old Business.

**NEW BUSINESS**

No new Business.

**ZONING HEARING BOARD**

1. Case Docket No 2023-12: Fishing Creek Fairview LLC – 550 Old York Rd

Mr. Waller read into record the public notice for the upcoming ZHB meeting scheduled for December 21, 2023.

Discussion ensued among the Planning Commission members regarding their concern on the number of variance requests submitted for the request. The PC members asked that their suggestion that the applicant rework the plan to reduce the relief requested be communicated to the Zoning Hearing Board.

No recommendation was given.

**ADJOURNMENT**

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