

FAIRVIEW TOWNSHIP PLANNING COMMISSION

April 1, 2025

CALL TO ORDER

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

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	Michael R. Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Vice-Chairman	Mark Koellner
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APPROVAL OF THE MINUTES

Mr. Richey made a motion to approve the March 4th, 2025, Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

Mr. John Daily of 941 Limekiln Road was present to discuss and read into record his concerns regarding the location of his home/driveway, which separates the proposed Beckham development. Mr. Daily's discussion points were as follows:

- **Screening:** The plan submitted shows no visual screening for the Daily's home or driveway. Mr. Daily encourages the Township to uphold the Zoning code for minimum required opacity of screening by the developer.
- **Deterrent for unauthorized driveway crossing and/or property access:** The plan shows no landscaping, fencing or other screening options to deter unauthorized use of his driveway (+/- 1200' long), despite there being a high density of housing proposed for construction so close to the driveway.
- **Easement:** Mr. Daily read a section of his deed pertaining to the driveway easement: "*to traverse the access lane from either side to move equipment, vehicles and machinery necessary for agricultural purposes and to maintain the premises on either side of the lane*". The submitted plan has notations that refer specifically to this easement. What measures will be put in place to define and control this access for the limited scope for which this easement exists.
- **Stormwater:** Stormwater improvements and structures are proposed and located in close proximity to Mr. Daily's property. Mr. Daily states that his property has a shallow well and would like that evidence be provided to ensure that his property and well will not be adversely affected by the proposed Stormwater control method.

- **Waiver and Modification requests:** The developer has requested waivers from, and modifications to, various Subdivision and Stormwater Ordinances. Mr. Daily asked that these waiver and modification requests be scrutinized and granted only as necessary and only in the manner that complies with the applicable law.

DISCUSSION AND CORRESPONDENCE

Mr. Waller made the PC members aware in advance that he has a conflict and will not be in attendance for the Planning Commission meeting held on September 2, 2025. Mr. Waller asked the opinion of the PC members if they would like to reschedule the 9/2/25 meeting to another date or keep it as is and have Mr. Michael Knouse, Township Engineer, oversee Mr. Waller's role in his absence. The Planning Commission members decided to keep the PC meeting scheduled for September 2nd and Mr. Michael Knouse, Township Engineer will oversee Mr. Waller role for the evening.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. Hempt – Limekiln Road #25-1004 SD/Lot Add-on

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated March 28, 2025.

Mr. Joshua Mell of Wadel-Mell Inc., representative of the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Request(s):

Mr. Richey made a motion to recommend approval of modification request SLDO 260.14.A.4 – Plan Scale. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.14.A.16 – Steep Slopes. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of modification request SLDO 260.14.A.25 – Replacement Septic Area, contingent that if the current on lot septic system fails, Mr. Daily would be required to connect to public sewer when public sewer is extended with adjacent development – Beckham). Mr. Piccola seconded the motion. Vote on the motion, all yes.

Mr. Richey made a motion to recommend approval of modification request 260.29.A.1 – Water Supply, contingent that if the current on-lot well fails, Mr. Daily would be required to connect to public water. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Richey made a motion to recommend approval of modification request 260.30.A.1 – Sanitary sewerage, contingent that if the current on-lot septic system fail, Mr. Daily would be required to connect to public sewer. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request 260.14.B.7 – Wetlands report. Mr. Richey seconded the motion. Vote on the motion, all yes.

Mr. Richey made a motion to recommend deferment of modification request 260.22.A.7 – Roadway Widening; 260.24.B.7 – Curbing; and 260.25.A – sidewalk (along the frontage of Limekiln Road) until such time as the Township notifies the improvements need to be installed. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan contingent on modification and deferral requests, as well as Rettew comments dated, March 28, 2025. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

2. Ritchey – Thorley Road #25-1005 SD

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated March 27, 2025.

Chris Hoover of Hoover Engineering Services, representative of the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Request(s):

Mr. Flowers made a motion to recommend approval of modification request 260.14.A.1 – Original property description. Mr. Piccola seconded the motion. Vote on the motion, all yes.

Mr. Flowers made a motion to recommend approval of modification request 260.14.A.4 – Plan scale (1” = 150’). Mr. Kostosky seconded the motion. Vote on the motion, all yes.

Mr. Kostosky made a motion to recommend approval of modification request 260.14.B.7 – Wetlands report. Mr. Richey seconded the motion. Vote on the motion, all yes.

Mr. Richey made a motion to recommend approval of modification request 260.25.A – Sidewalks (along the frontage of Thorley Rd). Mr. flowers seconded the motion. Vote on the motion, all yes.

Mr. Flowers made a motion to recommend approval of modification request 260.22.B.1 – Roadway improvements (along the frontage of Thorley Rd). Mr. Richey seconded the motion. Vote on the motion, all yes.

Action on the plan:

Mr. Richey made a motion to recommend approval of the plan, contingent on modification requests and Rettew comments, dated March 27, 2025. Mr. Kostosky seconded the motion. Vote on the motion, all yes.

3. Baker – Burgoyne Drive #25-1006 SD/Lot Add-on

Mr. Waller provided a brief overview of the proposed plan. Mr. Knouse of Rettew Associates, read into record his comments, dated March 27, 2025.

Chris Hoover of Hoover Engineering Services, representative of the applicant, was in attendance to provide any information or explanations to the Planning Commission.

Action on the modification request(s):

Mr. Kostosky made a motion to recommend approval of modification request 260.14.A.22 – Original property description. Mr. Piccola seconded the motion. Vote on the motion, all yes.

Mr. Richey made a motion to recommend approval of modification request 260.22.B.1 – Roadway improvements (along frontage of Big Spring Road, Ethan Allen Drive, Elder Trail and Old York Road). Mr. Flowers seconded the motion. Vote on the motion, all yes.

Mr. Piccola made a motion to recommend approval of modification request 260.25.A – Sidewalks (along frontage of Big Spring Road, Ethan Allen Drive, Elder Trail and Old York Road). Mr. Richey seconded the motion. Vote on the motion, all yes.

Mr. Richey made a motion to recommend approval of modification request 260.24.B(1) – Curbing (along frontage of Big Spring Road, Ethan Allen Drive, Elder Trail and Old York Road). Mr. Piccola seconded the motion. Vote on the motion, all yes.

Action on the plan:

Mr. Richey made a motion to recommend approval of the plan, contingent on modification requests, Rettew comments, dated March 27, 2025, as well as all outside agency approvals. Mr. Piccola seconded the motion. Vote on the motion, all yes.

4. Beckham – Limekiln Road #25-1007 SD/LD

No representative present.

LAND DEVELOPMENT PLANS

No new Land Development

OLD BUSINESS

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

Applicant requested the plan be tabled.

NEW BUSINESS

No new Business

ZONING HEARING BOARD

No Zoning Hearing Board submittals

ADJOURNMENT

Chairman Williams made a motion to adjourn the meeting. Mr. Flowers seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 7:15 PM.