

**FAIRVIEW TOWNSHIP PLANNING COMMISSION
MINUTES**

January 6, 2026

CALL TO ORDER

Mr. Williams called the meeting to order at 6:01 PM

ROLL CALL

Present:

Chairman	H. Adam Williams
Vice-Chairman	Mark Koellner
Member	Tom Richey
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Mike Knouse, P.E., Rettew Associates

Absent:

Member	Ron Flowers
Secretary	M. Renee Holt

REORGANIZATION

Mr. Richey made a motion to nominate Mr. H. Adam Williams to remain the Chairman of the Planning Commission Board and to nominate Mr. Mark Koellner to remain the Vice-Chairman of the Planning Commission Board. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the December 2, 2025 Planning Commission meeting minutes. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

There was no public comment.

DISCUSSION AND CORRESPONDENCE

There was no discussion and correspondence.

SKETCH PLANS

There were no new sketch plans.

SUBDIVISION PLANS

There were no new subdivision plans

LAND DEVELOPMENT PLANS

1. Wawa – Fishing Creek/Old York Roads #25-1014

Mr. Waller presented the plan to the commission members and Mr. Knouse read into the record the remaining comments dated January 5, 2026 which were based on revised plans that had been submitted as a result of attendance at the Planning Commission Workshop meeting.

Mr. Will Jager, PE of Bohler Engineering, consultant and Julie Von Spreckelsen, Esq of Eastburn and Gray, PC, attorney for the applicants, were in attendance to address and answer any questions that the PC had relating to the plan submittal.

Action on the Modification Requests:

Mr. Richey made a motion to recommend approval of modification request from SWMO 252.10.L – Stormwater Management Facilities Setbacks. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Williams made a motion to recommend approval of modification request from SWMO 252.17.B.5.a.4 and SLDO 260.35.D.2.a.4 – Pipe size requirements. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Williams made a motion to recommend approval of modification request from SWMO 252.19.D – Stormwater flows during E & S Phase. Mr. Richey seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Piccola made a motion to recommend approval of modification request from SLDO 260.24.B – Curbing along Old York Road. Mr. Richey seconded the motion. Vote on the motion: Mr. Williams - no, Mr. Koellner – yes, Mr. Richey - yes, Mr. Piccola – yes, Mr. Kostosky – yes. The motion carried by a 4-1 vote.

Mr. Richey made a motion to recommend approval of modification request from SLDO 260.25.A – Sidewalk. Mr. Piccola seconded the motion. Under discussion it was noted that the sidewalk being waived was for frontage along Old York Road, it was noted that internal sidewalk should be looked into and provided to the Wawa site with the future development of the residual lot, across the access drive, just east of the proposed Wawa site. Vote on the motion: Mr. Williams - no, Mr. Koellner – yes, Mr. Richey - yes, Mr. Piccola – yes, Mr. Kostosky – yes. The motion carried by a 4-1 vote.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan contingent on the modification requests and Rettew comments dated, January 5, 2026. Mr. Koellner seconded the motion. Vote on the motion: Mr. Williams - no, Mr. Koellner – yes, Mr. Richey - yes, Mr. Piccola – yes, Mr. Kostosky – yes. The motion carried by a 4-1 vote.

OLD BUSINESS

1. McCorkel – Pleasant View & Kellinger Roads #24-1009 SD/LD

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

Mr. Waller provided a brief description of the plan and Mr. Knouse read into the record his comments, dated December 19, 2025.

Mr. Elliot Shibley of Integrated Consulting LLC, consultant for the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission.

Action on the Modification Requests:

Mr. Piccola made a motion to re-affirm their recommendation for approval of all the modification request collectively, as these were the same request previously requested with an earlier version of the plan: SLDO 260.10 – Preliminary Plan; SLDO 260.35.C.3.k and SWMO 252.17.C.3.a(2&3) – Basin Side slopes; SLDO 260.24.B.1 Curbing along Pleasantview and Kellinger Roads; SLDO 260.25.A – Sidewalk along Kellinger Road and the construction materials for sidewalk. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan contingent on modification requests and Rettew comments dated, December 19, 2025. Mr. Koellner seconded the motion. Vote on the motion, all yes. The motion carried.

NEW BUSINESS

There was no new business

ZONING HEARING BOARD

Mr. Waller read in the record the following request that was going before the Zoning Hearing Board in January 2026:

Docket No. 2026-01: The applicant, Messiah Home, is requesting four (4) Variances from Section §300.73.D.6.d. minimum building separation for continuing care retirement community facilities having more than one building on a single lot. Applicant seeks the following relief: (i) §300.73.D.6.d.3 – 8.5’ front to rear separation (where 40’ is required), (ii) §300.73.D.6.d.4 – 8.5’ side to rear separation (where 20’ is required), (iii) §300.73.D.6.d.5 – 8.5’ side to side separation (where 15’ is required), and (iv) §300.73.D.6.d.7 – 13’ corner to corner separation (where 20’ is required). The subject property is located at 100 Spanglers Mill Road, New Cumberland, PA 17070, within the Single-Family Residential (SR) Zoning District.

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Koellner seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 7:00 PM.