

**FAIRVIEW TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
MARCH 3, 2026**

**CALL TO ORDER**

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

**ROLL CALL**

**Present:**

Chairman	H. Adam Williams
Member	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Codes Director	Stephen M. Waller
Township Engineer	Mike Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

**Absent:**

Vice-Chairman	Mark Koellner
Member	Tom Richey

**APPROVAL OF THE MINUTES**

Mr. Piccola made a motion to approve the January 6, 2026 Planning Commission meeting minutes. Mr. Flowers 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 AND DEVELOPMENT PLANS**

**1. Seneca Heights – Old Forge/Shauhnertown Rd #26-1001 SD/LD**

Mr. Waller presented the plan to the commission members and made them aware that the applicant's representative(s) were present with the intention to discuss just modification requests and not requesting action on the plan as they are still working through and addressing the review comments.

Mr. Adam Davis, P.E. and Conner Surgeoner, P.E. of Hyland Engineering, consultants for the applicant, were in attendance to address and answer any questions that the PC had relating to the plan submittal.

**Action on the Modification Requests:**

Chairman Williams made a motion to recommend tabling modification requests SLDO 260.22.A.7 and 260.22.B.2 – Roadway Widening (along Old Forge Rd and Rudytown Rd). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to table carried.

Mr. Davis expressed that there is a stream and wetlands running adjacent to Rudytown Road as well as significant steep embankments along portions of Old Forge and Rudytown Road. When asked, Mr. Knouse recommended to default to PennDOT requirements for Old Forge Road as it is a state road. Chairman Williams requested that Mr. Davis submit a detailed exhibit for further review prior to making a decision.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260.22.D.2 – Cul-de-Sacs (cannot intersect another cul-de-sac) for cul-de-sacs B and C. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Chairman Williams made a motion to recommend approval of modification request 260.22.D.4 – Number of homes on a cul-de-sac. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Chairman Williams made a motion to recommend approval of modification request 260.23.B – Intersections (approached on all sides by level access). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Chairman Williams made a motion to recommend tabling modification request SLDO 260-25.A – Sidewalks (along both sides of Old Forge and Rudytown Roads; as well as one side along portions of Street A and Shauffnertown Road West). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to table carried. Chairman Williams requested that Mr. Davis submit a detailed exhibit for further review prior to making a decision.

Chairman Williams made a motion to recommend approval of modification request SLDO 260.23.E.2 – Distance between intersections (local streets having a 150' separation). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Chairman Williams made a motion to table modification request SWMO 252.10.L – Building Setback (Stormwater facilities must be located outside setback lines). Mr. Kostosky seconded the motion. Vote on the motion, all yes. Motion to table carried. When asked, Mr. Knouse, SWM Engineer suggested that since the grading plan did not reflect the setbacks, a detailed exhibit be submitted to show the extent of the basin locations, grading, and depths for further review prior to making a decision.

Chairman Williams made a motion to recommend approval of modification request SWMO 252.17.C.3.a and 252.17.C.3.a.3 – Maximum Side Slopes (4:1 to 3:1). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Mr. Piccola made a motion to recommend approval of modification request SLDO 260.24.B.1 – Curbs (along frontage of Old Forge and Rudytown Roads). Mr. Flowers seconded the motion. Vote on the motion, Mr. Piccola and Mr. Flowers voted yes. Chairman Williams and Mr. Kostosky voted no. After a discussion amongst the PC members, they reconsidered and revoted. Mr. Piccola made a motion to recommend tabling modification request SLDO 260.24.B.1 – Curbs. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to table carried.

**Action on the Plan:**

Chairman Williams made a motion to recommend tabling the plan. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion to table the plan carried.

**2. Bill Grace – 698 YMCA Drive #26-1002 Lot Add-on**

At the applicant’s request, Chairman Williams made a motion to table the plan. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion to table the plan carried.

**3. Fairview Terrace – Diller Road #25-1012 SD**

Applicant and representative were not in attendance. The plan remained tabled.

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

There was no new business

**ZONING HEARING BOARD**

There were no new ZHB submittals

**ADJOURNMENT**

Mr. Piccola made a motion to adjourn the meeting. Mr. Kostosky seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 7:10 PM.