

**FAIRVIEW TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
APRIL 7, 2026**

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	Mike Knouse, P.E., Rettew Associates

Absent:

Vice-Chairman	Mark Koellner
Secretary	M. Renee Holt

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the March 3, 2026 Planning Commission meeting minutes. Mr. Kostosky 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

1. Rodgers – 305 York Road - #26-1003

Mr. Waller presented the plan to the commission members. Mr. Knouse read into the records his remaining comments from the April 3, 2026 Rettew Associates review letter. Mr. Waller advised the PC members that the applicant was present to represent the plan.

Action on the Modification Requests:

Mr. Richey made a motion to recommend approval of the modification requests SLDO 260.22.A.7 - York Road. Mr. Flower seconded the motion. Vote on the motion, All Yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of the modification requests SLDO 260.24.B.1 – Curbing along York Road. Mr. Piccola, seconded the motion. Vote on the motion, All yes. The motion carried.

Mr. Richey made a motion to recommend approval of the modification requests SLDO 260.25.A – Sidewalk along York Road. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on the on the items noted in the Rettew Memo dated April 3, 2026. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

2. Summit View Terrace – Pleasantview Road #26-1004 Final SD/LD

Mr. Waller provided a brief overview of the proposed final plan. He noted that this version of the plan is the final single phase for the entire project. Mr. Knouse of Rettew Assoc. read into record his review of the plan dated March 24, 2026 to the Planning Commission.

Mr. Aaron Navarro- representative of Landworks Civil Design LLC., was attending to provide any clarifications on the plan to the Planning Commission.

Action on the Modification Request(s):

Mr. Waller advised the Planning Commission that all the requested modifications were recommended favorably by the Planning Commission and acted on favorably by the Board of Supervisors with the preliminary version of the plan. These mods will need to be acted on again with the final version of the plan.

Chairman Williams made a motion to recommend approval collectively of all the following modifications:

- SWMO 252.10.L – SWM Facilities Setbacks, Basin #2.
- SWMO 252.17.C.1.c – Side Slopes (retention/detention basins 4:1 to 3:1)
- SWMO 252.17.C.1.f – Level Spreader;
- SLDO 260.22.A.7 – Roadway Widening (frontage of Lot 3 on Pleasant View Road);
- SLDO 260.22.B – Minimum 50' Right-of-way on private roads;
- SLDO 260.22.B – Minimum 30' Cartway only on private streets within the residential areas;
- SLDO 260.2.C – Half streets;
- SLDO 260.22.D.4 – Maximum number of units along a cul-de-sac (not more than 25 units);
- SLDO 260.22.E – Minimum Centerline Radii of 150ft.;
- SLDO 260.23.B – Leveling Area. Mr. Flowers seconded the motion;
- SLDO 260.24.B – Curbs (curbing along the frontage of Lot #3 on Pleasant View Road);
- SLDO 260.25.A – Sidewalks (along frontage of Lot #3 on Pleasant View Road);
- SLDO 260.25.A.3 – Street Verge (to provide ADA ramps and/or retaining walls rather than grass strips in areas where the sidewalk is adjacent to curb);
- SLDO 260.25.F – Street lights (to install individual lamp posts along private access drives/residential areas. Street lights will be installed at intersections and community center);

Mr. Richey seconded the motion. Vote on the motion, All yes. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on the on the items noted in the Rettew Memo dated March 24, 2026. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

3. Green Lane Meadows – Phase 4 Green Lane and Limekiln Rds - #26-1006 – Final SD

Mr. Waller presented the plan to the commission members. Mr. Knouse read into the records his remaining comments from the March 23, 2026 Rettew Associates review letter.

Mr. Bony Dawood, P.E. and owner of Dawood Engineering, was in attendance to address concerns that the PC may have relating to the plan submittal.

Action on the Modification Request(s):

Mr. Waller advised the Planning Commission (much like the previous plan) that all the requested modifications were recommended favorably by the Planning Commission and acted on favorably by the Board of Supervisors with the Preliminary as well as the previous three phases of the plan. These same modifications will need to be acted on again with the final Phase 4 version of the plan.

Chairman Williams made a motion to recommend approval collectively of all the following modifications:

- SLDO 260.22.A.7 – Roadway widening – Limekiln Road;
- SLDO 260.24.B.1 - Curbing along Limekiln Road;
- SLDO 260.25.A – Sidewalk along the frontage of Limekiln Road;
- SLDO 260.35.C.3.g.1 – Emergency spillway;
- SWMO 252.17.C.1.c – Basin side slopes;
- SWMO 252.10.L – Building setback requirements stormwater management basin;

Mr. Richey seconded the motion. Vote on the motion, All yes. The motion carried.

Action on the Plan:

Mr. Richey made a motion to recommend approval of the plan contingent on the on the items noted in the Rettew Memo dated March 23, 2026. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

LAND DEVELOPMENT PLANS

1. Mavis Tire – Old York Road #26-1005 Final LD

Mr. Waller presented the plan to the commission members. Mr. Knouse read into the records his remaining comments from the April 3, 2026 Rettew Associates review letter.

Mr. Tim Diehl, P.E. of HD Engineering Solutions, Inc, was in attendance to address concerns that the PC may have relating to the plan submittal.

Action on the Modification Request(s):

Chairman Williams made a motion to recommend approval of the modification requests SLDO 260.22.B.1 – Cartway widening - Meadowbrook Road. Mr. Ritchey seconded the motion. Vote on the motion, All Yes. The motion carried.

Chairman Williams made a motion to recommend approval of the modification requests SLDO 260.24.B – Curbing along Meadowbrook Road and to recommend denial of the modification of curbing along Old York Road. Mr. Ritchey seconded the motion. Vote on the motion, All Yes. The motion carried.

Mr. Richey made a motion to recommend approval of the modification request for sidewalk along Meadowbrook Road. Mr. Kostosky seconded the motion. Vote on the motion, All yes. The motion carried.

Action on the Plan:

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

OLD BUSINESS

1. **Fairview Terrace – Diller Road #25-1012 Preliminary SD**
Applicant and representative were not in attendance. The plan remained tabled.
2. **Seneca Heights – Olde Forge Road #26-1001 Preliminary SD**
Applicant and representative were not in attendance. The plan remained tabled.

NEW BUSINESS

There was no new business

ZONING HEARING BOARD

Docket No. 2026-02: Applicant, NIMA Partnership LLC, is requesting a Variance from Section §300.33.A, Table 7-1 to reduce the screening requirements in the buffer yard where a non-residential use abuts an existing residential use. The subject property is located at Old York Road, New Cumberland, Pa 17070, having a UPI No. 27-000-SF-0086.F0-00000, which is located within the (AB) Airport Business Zoning District.

The Planning Commission had the case read into the record and had supplemental information provided by Mr. Tim Diehl – HD Engineering Solutions Inc consultant designing the Mavis Plan and Mr. Matt Yergo, developer of the Mavis site.

The Planning Commission gave a favorable recommendation to be passed on to the Zoning Hearing Board on the variance request.

ADJOURNMENT

Mr. Flowers made a motion to adjourn the meeting. Mr. Williams seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 6:54 PM.