

FAIRVIEW TOWNSHIP PLANNING COMMISSION

September 2, 2025

CALL TO ORDER

Mr. Piccola called the meeting to order at 6:02pm

ROLL CALL

Present:

Chairman	H. Adam Williams
Vice-Chairman	Mark Koellner
Member	Ron Flowers
Member	Jeffrey Piccola
Member (alternate)	Bob Kostosky
Township Engineer	Michael R. Knouse, P.E., Rettew Associates
Secretary	M. Renee Holt

Absent:

Member	Tom Richey
Codes Director	Stephen M. Waller

APPROVAL OF THE MINUTES

Mr. Piccola made a motion to approve the July 1, 2025 meeting minutes. Mr. Flowers seconded the motion. Chairman Williams and Vice-Chairman Koellner abstained. Vote on the motion, yes. The motion to recommend approval carried.

Mr. Kostosky made a motion to approve the August 6, 2025 meeting minutes. Mr. Piccola seconded the motion. Chairman Williams and Vice-Chairman Koellner abstained. Vote on the motion, yes. The motion to recommend approval carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

No discussion and correspondence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. Snyder – Evergreen Road #25-1010 Lot Consolidation

Mr. Knouse provided a brief overview of the proposed plan and read into record his comments, dated August 18, 2025. Mr. Knouse also notated there was a verbal modification request made (for SLDO 260.14.B.7 – Wetlands Report), however, a formal written modification request must be submitted.

Mr. Mel Chiodo, representative of the applicant was in attendance to provide any detailed information or explanations to the Planning Commission members.

Action on the Modification request:

Mr. Flowers made a motion to recommend approval of SLDO 260.14.B.7 – Wetland Report contingent on the formal written modification request submittal. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Action on the plan:

Vice-Chairman Koellner made a motion to recommend approval of the plan, contingent on the formal written modification request for SLDO 260.14.B.7 - Wetlands Report as well as Mr. Knouse comments dated, August 16, 2025. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

2. Oak Hill, Ph4 #25-1011 SD/LD

Mr. Knouse provided a brief overview of the proposed plan and read into record his comments, dated August 29, 2025.

Mr. Zane Geist of Integrated Consulting, representative of the applicant was in attendance to provide any detailed information or explanations to the Planning Commission members.

Action on the Modification request(s):

Mr. Koellner made a motion to recommend approval of SLDO 701.3.C.9 (Under old Ordinance and approved with preliminary plan). Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend approval carried.

Action on the plan:

Mr. Piccola made a motion to recommend approval of the plan, contingent Mr. Knouse comments dated, August 29, 2025. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion recommend approval carried.

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

The applicant's representative requested the plan be tabled as plan revisions would be submitted based on PCWS comments.

Action on the plan:

Vice-Chairman Koellner made a motion to table the plan. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to table carried.

LAND DEVELOPMENT PLANS

No new Land Development plans

OLD BUSINESS

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

No representative(s) of the plan present. The plan remained tabled.

2. Sheetz – Industrial Drive #25-1009 LD

Mr. Knouse provided a brief overview of the proposed plan and read into record his comments, dated September 3, 2025.

Chairman Williams and Vice-Chairman Koellner recused themselves and left the board room during the discussion and voting on the plan.

Mr. Josh Weidler of BL Companies, representative of the applicant, was in attendance to provide any detailed information or explanations to the Planning Commission members.

Action on the Modification Request(s):

Modification request for SLDO 260.25.A – Sidewalks was withdrawn by the applicant. All other modification requests were previously voted on by the PC members.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan contingent on Mr. Knouse comments, dated September 3, 2025. Mr. Kostosky seconded the motion. Vote on the motion, yes (Mr. Piccola, Mr. Flowers and Mr. Kostosky). Chairman Williams and Vice-Chairman Koellner abstained. The motion to recommend approval carried.

NEW BUSINESS

No new Business

ZONING HEARING BOARD

Mr. Knouse read into record the following Dockets to be held on September 18, 2025:

- Docket No 2025-05: Unger / 886 Moores Mountain Road
- Docket No. 2025-06: PHP New Cumberland LP / 148 Sheraton Drive

ADJOURNMENT

Mr. Richey made a motion to adjourn the meeting. Mr. Kostosky seconded. Vote on the motion. All yes. The motion carried and the meeting adjourned at 6:22 PM.