

FAIRVIEW TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
May 5, 2026

CALL TO ORDER

Chairman 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 (alternate)	Jeremy Smith 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 April 7, 2026 Planning Commission meeting minutes. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

No discussion and correspondence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

1. Messiah (Ferncrest) Preliminary SD/LD Plan #26-1007

Mr. Waller presented the plan to the commission members. Mr. Smith read into the record, comments from the April 30, 2026 Rettew Associates review letter. Mr. Waller advised the PC members that the applicant was present to represent the plan.

Mr. Bill Fredricks, representative of RGS Associates LLC was in attendance to provide any clarification on the plan to the Planning Commission.

Action on the Modification Requests:

Mr. Richey made a motion to recommend approval of the modification request SWMO 252-10.L - Building Setback. 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 request SWMO 252-17.C.3.e – Spillway Requirements (alternate inlet spillway approach to discharge emergency flows from the basin). 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 request SLDO 260-22.B.2 – Street Widening (frontage along Spanglers Mill Road). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried. Proposed improvements to be processed with required HOP via PennDOT as Spanglers Mill Road is a State Route.

Mr. Piccola made a motion to recommend approval of the modification request SLDO 260-24.B.1 – Curbing (frontage along Spanglers Mill Road). Mr. Kostosky seconded the motion. Vote on the motion 3:1. Mr. Piccola, Mr. Richey and Mr. Kostosky voted yes. Chairman Williams voted no. The motion to recommend approval carried.

Mr. Piccola made a motion to recommend approval of the modification request SLDO 260-25.A – Sidewalk (frontage along Spanglers Mill Road). Mr. Kostosky seconded the motion. Vote on the motion 3:1. Mr. Piccola, Mr. Richey and Mr. Kostosky voted yes. Chairman Williams voted no. The motion to recommend approval carried.

Mr. Kostosky made a motion to recommend approval of the modification request SLDO 260-35.C.3.j – Basin Bottom Slope (basins designed as infiltration basins to have zero percent across the bottom). Mr. Piccola 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 260-35.C.3.k and SWMO 252-17.C.1.c – Basin Side Slopes (4:1 to 3:1 when planted with proposed vegetation for stabilization). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of the modification request SLDO 260-35.D.2.a.4 – Pipe Size (yard drains and downspout connections with pipe sizes and diameters that are less than 18in as well as provide conveyance calculations to demonstrate sufficient capacity). 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 30, 2026. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

2. Forge Haven Valley Prelim-Final SD/LD #26-1008

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

LAND DEVELOPMENT PLANS

No new Land Development plans

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 – Old Forge Road #26-1001 SD

Mr. Waller presented the plan to the commission members. Mr. Smith read into the record, comments from the May 5, 2026 Rettew Associates review letter. Mr. Waller advised the PC members that the applicant was present to represent the plan.

Mr. Adam Davis, representative of Hyland Engineering, was attending to provide any clarification on the plan to the Planning Commission.

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

Action on the Modification Request(s):

Mr. Richey made a motion to recommend approval of modification requests SLDO 260-22.A.7 – Roadway Widening (along frontage of Old Forge and Rudytown Roads) as well as SLDO 260-22.B.2 (additional right of way along Old Forge). Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Flowers made a motion to recommend approval of modification request SLDO 260-24.B.1 – Curb (along frontage of Old Forge and Rudytown Roads). 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 SLDO 260-25.A – Sidewalks (along both sides of the street along the frontage of Old Forge and Rudytown Roads, and on one side of the street along portions of Silver Camp Road and Shauffnertown Road West). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Mr. Kostosky made a motion to recommend approval of modification request SWMO 252-10.L – Building Setback. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

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

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

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

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

Mr. Waller presented the plan to the commission members. Mr. Smith read into the record, 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.

Mr. Timothy Diehl, representative of HD Engineering Solutions Inc., was in attendance to address concerns that the PC may have relating to the plan.

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

Action on the Modification Request(s):

Mr. Waller advised the Planning Commission that the Board of Supervisors tabled the following modification request at their 4/27/26 BOS meeting to allow further discussion with the PC.

Mr. Richey made a motion to recommend approval of modification request SLDO 260-25.A(1) – Street Verge (Sidewalk location along Old York Road). Applicant to provide a 5ft grass buffer strip between the existing pavement and the sidewalk. Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

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

NEW BUSINESS

No new business

ZONING HEARING BOARD

No new ZHB submittals

ADJOURNMENT

The meeting adjourned at 7:00 PM.