

FAIRVIEW TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 2, 2026

CALL TO ORDER

Chairman 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 (alternate)	Michael 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 May 5, 2026 Planning Commission meeting minutes. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

PUBLIC COMMENT

No public comment.

DISCUSSION AND CORRESPONDENCE

Mr. Waller made the Planning Commission members aware that he will not be in attendance at the July 7th PC meeting and that Mr. Knouse will be filling in during his absence.

SKETCH PLANS

No new sketch plans.

SUBDIVISION PLANS

No new Subdivision Plans

LAND DEVELOPMENT PLANS

1. Messiah (Ferncrest) Final LD/Lot Consolidation #26-1009

Mr. Waller presented the plan to the Planning Commission members. Mr. Knouse read into the record, comments from the May 19, 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. Piccola made a motion to recommend approval collectively of the following modification requests:

- SWMO 252-10.L – Building Setback
- SWMO 252-17.C.3.e – Spillway Requirements
- SLDO 260-22.B.2 – Street Widening (frontage of Spanglers Mill Road – HOP via PennDOT)
- SLDO 260-24.b.1 – Curb (frontage of Spanglers Mill Road)
- SLDO 260-25.A – Sidewalk (frontage of Spanglers Mill Road)
- SLDO 260-35.C.3.j – Basin Bottom Slope
- SLDO 260-35.C.3.k – Basin Side Slope (4:1 to 3:1 with planted vegetation for stabilization)
- SLDO 260-35.D.2.a.4 – Pipe size

Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion carried.

In addition, Mr. Flowers made a motion to recommend approval of SLDO 260-25.F – Streetlights (installation of cobra light fixtures on existing utility poles along Spanglers Mill Road). Mr. Piccola seconded the motion. Vote on the motion, all yes. The motion carried.

Action on the Plan:

Mr. Flowers made a motion to recommend approval of the plan contingent on the items noted in the Rettew letter dated May 19, 2026 as well as all outside agency approvals. Mr. Kostosky seconded the motion. Vote on the motion, all yes. The motion to recommend plan approval carried.

2. (WSSD) Red Land High School, PH2, Preliminary/Final LD #26-1010

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

OLD BUSINESS**1. Seneca Heights – Old Forge Road #26-1001 SD**

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

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

Mr. Kostosky 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.

Mr. Waller presented the plan to the Planning Commission members. Mr. Knouse read into the record, comments from the June 1, 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 was in attendance to provide any clarification on the plan to the Planning Commission.

Action on the Modification Requests:

All modification requests were previously acted on.

Action on the Plan:

Mr. Piccola made a motion to recommend approval of the plan contingent on the items noted in the Rettew letter dated June 1, 2026 as well as all outside agency approvals. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to recommend plan approval carried.

3. Forge Haven Valley Preliminary-Final #26-1008 SD/LD

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

Mr. Waller presented the plan to the Planning Commission members and read into the record staff comments dated June 1, 2026. Mr. Knouse read into the record comments from the June 2, 2026 Rettew Associates review letter. Mr. Waller advised the PC members that the applicant was present to represent the plan.

Mr. Zane Geist, representative of Integrated Consulting was in attendance to provide any clarification on the plan to the Planning Commission members. Mr. Geist made the Planning Commission members aware that they were not looking for action on the plan or modification requests but rather to strictly discuss with the Planning Commission members the proposed modification requests to gain a better understanding and feedback in moving forward.

Action on the Modification Requests:

Discussion only – no action taken on the modification request.

Action on the Plan:

No action was taken on the plan. Mr. Piccola made a motion to table the plan. Mr. Flowers seconded the motion. Vote on the motion, all yes. The motion to recommend tabling the plan carried.

NEW BUSINESS

No new business

ZONING HEARING BOARD

Docket 2026-03 Cox – Cardinal Lane: to be held 6/18/26

ADJOURNMENT

The meeting adjourned at 7:15 PM.