

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**February 12, 2024 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held February 12, 2024, at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairman Robert Young. Also present were Board Members Harvey Downey, Jennifer Walker and Beth Corbin; Fairview Township Supervisors Peter Kraus, Mark Gennuso and Justin Pacansky; Fairview Township Planning/Zoning Administrator Brandon Pratt, Assistant Zoning Officer Kellie Tokar, and Planning/Zoning Secretary Judy Schroeck.

The minutes of the regular December 11, 2023, meeting were approved on motion by Harvey Downey, seconded by Jennifer Walker. All in favor.  
There was no regular meeting in January 2024.

**NEW BUSINESS:**

1. The Planning Commission held their Annual Reorganization meeting for 2024 and approved Robert Young as Chairperson on motion by Jennifer Walker, seconded by Harvey Downey; Jennifer Walker as Vice-Chair on motion by Jennifer Walker, seconded by Harvey Downey; and reappointed Judy Schroeck as Planning Commission Secretary on motion by Jennifer Walker, seconded by Harvey Downey. All in favor.

2. The Planning Commission reviewed Final Plans for the Dollar General Land Development at Avonia and Sterrettania Roads, and recommended approval to the Supervisors, on motion by Harvey Downey, seconded Robert Young. All in favor.

**UNFINISHED BUSINESS:**

1. The Planning Commission discussed proposed changes to the Zoning Ordinance, which include a percentage increase in all residential lots that will result in less density, and a reduction in the number of units in a multi-family district from 6 units to 4 units per parcel. Also, proposed changes to zoning ordinance definitions including dwelling and transient residence were discussed. A motion to approve the draft edits to the ordinance was made by Harvey Downey, seconded by Robert Young. All in favor.

**PUBLIC COMMENT:**

1. Many residents came to discuss the use of short term rentals in Fairview. The Board is interested in residents' thoughts on allowing them in certain zoning districts in the township. The consensus from the attending residents was not to allow them in residential districts, but possibly in a commercial or business district. The zoning office will do a study on how other townships are handling these rentals.

**ZONING HEARING BOARD REPORT:**

1. Appeal #1-2024 – A special exception for Walter Bender on Millfair Road, an existing non-conforming use, to construct an attached garage was granted.

2. Appeal #2-2024 – A special exception for Beth Bodner on Guilford Drive for a Bed and Breakfast was denied.

**MEETING ADJOURNED:** 8:45 P.M. On motion by Harvey Downey, seconded by Beth Corbin. All in favor.

Respectfully submitted,

Judy Schroeck, Secretary