

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 09, 2013 – 7:30 PM

The regular meeting of the Fairview Township Planning Commission, held September 09, 2013, in the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Acting Chairperson Chris Hetz. Also present were Board Members John Klier, Deanna Klein, Harvey Downey, and Jim Phillips; Assistant Planning & Zoning Administrator Nathan Miller, Planning & Zoning Administrator Jim Cardman; Township Supervisors Ralph Heidler and Peter Kraus.

The minutes of the regular meeting on August 12, 2013 meeting were to be amended to correct the listing of Acting Chairperson from Deanna Klein to Chris Hetz. This was approved on motion by Deanna Klein, second by John Klier. Motion carried.

CORRESPONDENCE: Letter from Attorney Burroughs regarding a rezoning request for a property located at the northeast corner of the intersection of Route 98 and Sterrettania Road. The letter states that although the Comprehensive Plan provides for this parcel to remain as B-1, the Comprehensive Plan is not a statute but a guidance document that may be required to yield to a properly justified rezoning request. This request could be considered a logical extension of the B-2 District. However, the proposed intended uses of this property are not consistent with the B-2 District.

NEW BUSINESS:

1. Final plans for the John and Nancy Bonanti Subdivision and Incorporation on Platz Road were presented by Jim Cardman. The Subdivision and Incorporation met all the requirements of the SALDO and did not create any new lots of record. A motion was made by John Klier to recommend approval by the Board of Supervisors, second by Jim Phillips. The Planning Commission unanimously agreed to recommend approval of the Subdivision by the Board of Supervisors. The plans were signed.

2. The Planning Commission reviewed a preliminary sketch for a proposed subdivision by John and Helen Klier, which was presented to the commission by Jim Cardman. Jim Phillips recommended that the Board of Supervisors move to purchase the nearly twenty five acre property to extend the existing Pleasant Ridge Park in order to meet the recreational goals of the Comprehensive Plan. Suggestions were made by the other commission members on dividing two approximately ten acre parcels.

UNFINISHED BUSINESS:

1. The Planning Commission completed their review of the rezoning request by Gregory Kiddo, owner of the property located on the Northeast corner of the intersection of Route 98 and Sterrettania Road. The property 21-70-126-16 is currently zoned B-1 and the request is to change it to a B-2 Highway Commercial District. Christine Kalicky of 7450 Sterrettania Road gave a short presentation on the extreme dangers present at the Intersection of Route 98 and Sterrettania

Road. She stated that given the facts regarding the difficult intersection, she felt a trucking business would only make matters significantly worse. She also pointed out that a parcel of land zoned I-1 Light Industrial was/is for sale just a half mile north of the intersection that would be perfectly suited for Mr. Kiddo's proposed business. Christine also noted that both her family and she are concerned for their water well if a heavy water consuming business would be allowed on the parcel abutting theirs. Attorney David Holland who was representing Mr. Kiddo at the meeting stated that his client, if granted the rezoning request, would keep the use within the parameters of the B-2 Zoning District section of the Zoning Ordinance and would not store trucks on site or use the location as a terminal. Attorney Holland stated that his client would only use the site to service his trucks. Jim Phillips asked Mr. Holland how his client could stick by that promise as his stated primary reason for purchasing the property was its location in relation to I-90, Route 98 and Sterretania Road is perfectly suited for a trucking terminal. Attorney Holland stated that he did not recall his client saying that at the prior meeting, but instead that his clients main reason for purchasing the property was for the purpose of getting a site to repair his trucks. Jim Phillips moved, based on the evidence presented at both meetings, to keep the property zoned B-1. The motion was second by Deanna Klein and the Planning Commission unanimously agreed not to recommend the rezoning to a B-2 District.

ZONING HEARING BOARD REPORT: None

MEETING ADJOURNED: at 8:42 PM on motion by John Klier, second by Jim Phillips.
Motion carried.

Respectfully submitted,

Nathan Miller
Assistant Planning/Zoning Administrator