

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
February 13, 2012 - 7:30 P.M.

The regular meeting of the Fairview Township Commission, held February 13, 2012 in the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson Kathy Donahue. Also present were Board Members Deanna Klein and Jim Phillips; Fairview Township Planning & Zoning Administrator James Cardman; Planning and Zoning Secretary Judy Schroeck.

The minutes of the regular January 9, 2012 meeting were approved on motion by Deanna Klein and seconded by Jim Phillips. Unanimous.
The Annual Report for 2011 was approved on motion by Jim Phillips, seconded by Deanna Klein. Unanimous.

CORRESPONDENCE: None

NEW BUSINESS:

1. The Planning Commission reviewed final plans for Evergreen Farms, Phase 2 with 25 new lots on Avonia Road. The Board recommended approval to the Supervisors pending a notation be placed on the plans stating that lot #34 must face Oakwilde Drive and that an easement be given for a future sewer line to the Fairfield Subdivision on motion by Jim Phillips, second by Deanna Klein, Unanimous. Carrie Crow from Eastman Development stated that they would have no problem with the easement as long as there was no extra cost to them.
2. The Planning Commission reviewed final plans for Brandy Run, Phase 4 with 15 new lots. Joel Muzyka and Dave McLellan informed the Board that they moved Kaylin Way stating the topography of the land at the original location is too steep to connect to a possible future development on the neighboring property. The Board was concerned that there will be 50 lots with only one access out of the subdivision and with the assurity that Kaylin Way will be built. The Board recommended approval to the Supervisors with a stipulation that the Supervisors address the building and location of Kaylin Way on motion by Deanna Klein, seconded by Jim Phillips. Unanimous.
3. The Planning Commission reviewed a preliminary sketch for the Sauers Subdivision on Franklin Road. Terry Rea, from Coldwell Banker, stated the property is currently in Clean and Green and that the proposed 13 acre parcel needs an easement to the existing septic on the 10 acre parcel. Option 2 would be to split the 10 acre parcel into a 4.726 and 5.27 acres parcels. The Board recommended the owner search for approved septic on the proposed 13 acre parcel before considering the easement or a small flow treatment plant.

4. The Planning Commission reviewed a replot for the Kruse Subdivision on West Lake Road. There is an existing 0.241 acre parcel that was previously subdivided but never incorporated and now will be incorporated into lot #1. A 14 foot wide strip will be subdivided off lot #1 and incorporated into lot #2. The Board recommended approval to the Supervisors on motion by Kathy Donahue, second by Deanna Klein. Unanimous.

UNFINISHED BUSINESS: None

ZONING HEARING BOARD REPORT: None.

Meeting adjourned: 8:45 PM on motioned by Deanna Klein and seconded by Jim Phillips.