

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 9, 2012 - 7:30 P.M.

The regular meeting of the Fairview Township Planning Commission, held July 9, 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, John Klier, Chris Hetz and Jim Phillips; Fairview Township Planning & Zoning Administrator James Cardman; Planning & Zoning Secretary Judy Schroeck; Supervisors Dave Carner and Ralph Heidler. The minutes of the regular June 11, 2012 meeting were approved on motion by Chris Hetz and seconded by Deanna Klein. Unanimous.

CORRESPONDENCE: None

NEW BUSINESS:

1. The Planning Commission reviewed final plans for a one lot subdivision (Sauers) on Franklin and Sterrettania Roads. Lot #2 consisting of 13.79 acres fronting on Sterrettania Road will require a spray irrigation septic system and lot #1 fronting Franklin Road with 10.073 acres will keep the existing septic system. The Planners recommend approval to the Supervisors on motion by John Klier, seconded by Deanna Klein and passed unanimously. The Board instructed Jim Cardman to complete the sewage module form on motion by Kathy Donahue, seconded by John Klier and passed unanimously.
2. The Planning Commission reviewed a replot for the Taylor Farms Subdivision on West Lake Road that will create six (6) parcels, one 10 acres parcel on Melhorn Road, one lake parcel of 10.169 acres with access on West Lake Road, one landlocked lake parcel of 10.150 acres with an easement, one large parcel with frontage on West Lake Road to put in the Agricultural Security Plan, one parcel of .0805 acres with house on West Lake Road and one 2.214 acres parcel with house on West Lake Road. The Board could approve the plan whether the houses are kept separate or included on the farm parcel.

UNFINISHED BUSINESS:

The Planning Commission was informed of the status of the Comprehensive Plan by Jim Cardman, Planning & Zoning Administrator. He informed the Board that the Comp Plan has been approved by the Township Supervisors and is currently in the 45 day waiting period. The Zoning Ordinance has two (2) amendments proposed: one to remove the affidavit portion of the permit section and classify it as a verification form and two, allowing for recreational vehicles in the commercial, agricultural and industrial districts for a 30 day period and 14 day in a residential district. The Supervisors are looking also to pass the dog noise ordinance and grass and weed ordinance at the next Supervisor's meeting.

John Klier motioned to accept the changes to the permit ordinance and recreational vehicles ordinance and recommend to the Supervisors, seconded by Chris Hetz. Not voted on. Then John Klier motioned to accept the permit ordinance changes (affidavit) only and recommend to

the Supervisors, Chris Hetz seconded and all were in favor. Deanna Klein mentioned she would like to have the agricultural and industrial districts to allow a renewal after the original 30 day period for a recreational vehicle permit. After much discussion, John Klier motioned to amend the ordinance to allow for a 30 day permit for recreational vehicles in a business, agricultural and industrial district and 14 days in a residential district. Chris Hetz seconded. All in favor except for Deanna Klein, who was opposed.

ZONING HEARING BOARD REPORT:

The Zoning Hearing Board approved Appeal #4 for St. Stephen's Episcopal Church on Dutch Road for a sign size variance in a residential district.

The Zoning Hearing Board approved Appeal #5 for David and Mary Chivers on Brooks Road for a rear yard variance in an agricultural district.

Meeting adjourned: 8:30 PM on motioned by Deanna Klein and seconded by Chris Hetz.

Respectfully submitted,

Judy Schroeck, Secretary
Fairview Township Planning Commission