

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**April 14, 2014 - 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held April 14, 2014 in the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson, Jim Phillips. Also present were Board Members Deanna Klein, Chris Hetz and Harvey Downey; Fairview Township Planning & Zoning Administrator James Cardman; Secretary Judy Schroeck.

The minutes of the regular March 10, 2014 meeting were approved on motion by Harvey Downey and seconded by Deanna Klein. Passed unanimously.

**CORRESPONDENCE:**

The Fairview Township Planning Commission 2013 Annual Report was approved on motion by Deanna Klein and seconded by Chris Hetz. Passed unanimously.

**NEW BUSINESS:**

1. The Planning Commission held a public meeting for a rezoning request on Franklin Road for two properties owned by the Hrinda and Nelson families. The Nelson property will subdivide 2.16 acres, which the buyer, Ken Pollard will incorporate with the Hrinda property of 1.22 acres to then store his construction equipment in a proposed building with eight foot fencing around it. The Board heard from Don Hrinda, who did not have any issue with the request. The Board recommended approval for the rezoning request to the Supervisors from an A-1 to an I-1 district and recommended to amend the Future Land Use Map in the Comprehensive Plan to include this change on motion by Chris Hetz, seconded by Deanna Klein. Passed by three board members, Jim Phillips voting no.
2. The Planning Commission reviewed an amendment to a previously recorded Land Development for NeuroRestorative on West Lake Road. Because the state of Pennsylvania changed their regulations to one head trauma resident per room, the amendment changed a four bedroom unit to an eight bedroom unit. The commission recommended approval to the Supervisors on motion by Deanna Klein, seconded by Harvey Downey. Passed unanimously.
3. The Planning Commission reviewed final plans for a subdivision and incorporation for Melodee Preston on West Ridge Road. The Board recommended approval for one hundred and three feet from Lot #2 to be subdivided and incorporated into Lot #1 on motion by Deanna Klein and seconded by Chris Hetz. Passed unanimously.
4. The Planning Commission reviewed preliminary plans for the Brandy Run Subdivision, Phase 4, and after hearing much discussion concerning the stormwater requirements and permits that currently apply, recommended approval to the Supervisors for the

preliminary plans, pending the Supervisors approve the stormwater plans when submitted on motion by Harvey Downey, seconded by Chris Hetz. Deanna Klein opposed the motion with the remaining board members passing. Jim Cardman explained the time constraint for final plans and the developer agreed to wait until next month for submittal of the final plans.

**UNFINISHED BUSINESS:**

1. The Planning Commission heard from residents of the Walnut Creek Subdivision, who are opposed to the possible Land Development at the corner of Route 20 and Polly Drive. The residents stated that they were notified by Penndot that they have completed the study of a possible turning lane and have denied the request.

**ZONING HEARING BOARD REPORT:**

The Zoning Hearing Board granted a request for a special exception to NeuroRestorative on West Lake Road, to construct a 3,400 square foot, 8 bedroom group home for recovering patients in an R-3 Suburban Multi district.

The Zoning Hearing Board granted a request for a rear yard variance to the property line to Wade Schauer on Walnut Creek Drive. They also supported the zoning officer's determination and that the Notice of Violation was correct for this parcel located in an R-2 Suburban district.

**MEETING ADJOURNED:** 9:20 PM on motioned by Deanna Klein and second by Harvey Downey. Passed unanimously.

Respectfully submitted,

Judy Schroeck, Secretary  
Fairview Township Planning Commission