

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**April 13, 2015 – 7:00 P.M.**

The regular meeting of the Fairview Township Planning Commission, held April 13, 2015 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson, Harvey Downey. Also present were Board Members Deanna Klein, Chris Hetz and Jim Phillips; Fairview Supervisors Pete Kraus, Ralph Heidler and Mark Gennuso; Fairview Township Planning and Zoning Administrator Jim Cardman, Assistant Planning/Zoning Officer Amanda Bair and Planning and Zoning Secretary Judith Schroeck.

The minutes of the regular March 9, 2015 meeting were approved on motion by Chris Hetz and seconded by Deanna Klein. All in favor.

**CORRESPONDENCE:**     None

**NEW BUSINESS:**

1.     The Planning Commission reviewed a revised sketch from Mike Peck with changes made to lot sizes and the stormwater retention facility, for a 46-lot subdivision called Bear Run on Heidler Road. Mike Peck explained where the sewer and water lines currently are, how the stormwater management facility will work, and how this subdivision is different than Stoneridge. The Board listened to a number of local residents voice their opinions against the proposed subdivision because of increased road traffic, stormwater issues, possible sewer extension, and possible decline in property values.

       Mr. Evan Nicolls, 6192 Heidler Road wanted it noted in the official minutes that he is not the owner of the property, nor did he have anything to do with selling the property to Mr. Peck.

2.     The Planning Commission authorized Jim Cardman to sign the Component 4A planning module for the Bear Run Subdivision on motion by Chris Hetz, and seconded by Jim Phillips. All in favor.

3.     The Planning Commission reviewed final plans for a one lot subdivision and incorporation for the Fairview Sewer and Water Authority at Manchester Road and Field Valley Lane to construct a larger lift station, and recommended approval to the Supervisors on motion by Deanna Klein and seconded by Jim Phillips. All in favor.

**UNFINISHED BUSINESS:**

1.     A new draft of the 2015 Zoning Ordinance was given to the Board Members with highlights for the most recent changes. Jim asked the members their thoughts on eliminating breakfast only from the regulations for Bed and Breakfasts and the Board did not want to eliminate breakfast only but did recommend removing breakfast only for the dwelling residents.

Joan Lasher asked the Board if they would consider allowing an advertisement/ location sign in the R-2 District for Bed and Breakfasts. Jim will bring that question to the Board of Supervisors at their next workshop session.

**ZONING HEARING BOARD REPORT:**

Jim reviewed Appeal #1 by the Zoning Hearing Board for Bender/Long at 2816 Millfair Road for a side yard setback. The ZHB granted the variance of 1.5 feet on April 7, 2015.

**MEETING ADJOURNED:**

9:05 P.M. on motion by Deanna Klein, seconded by Chris Hetz. All in favor.

Respectfully submitted,

Judith Schroeck, Secretary  
Fairview Planning Commission