

SUPERVISORS OF FAIRVIEW TOWNSHIP

7471 McCray Road
Fairview, PA 16415

Workshop Meeting
February 12, 2014
1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:00 P.M. on February 12, 2014 by Chairman Peter Kraus. Present were: Supervisors Peter Kraus; Mark Gennuso and Ralph Heidler; Zoning Officer James Cardman and Assistant Secretary Michelle Zirkle.

Mr. Cardman presented the R1, R2 and R3 Districts along with Supplementary Regulations to allow them to correct/change any wording:

R1:

C. 1. b. Remove wetlands/floodplains

R2:

Add:

Chickens (females only), turkey, ducks, pheasants or quail may be permitted as a special exception by the Zoning Hearing Board on lots five (5) acres or more. Standards to be used by the Zoning Hearing Board shall include:

- a. A maximum number of three (3) female chickens, turkey, ducks, pheasants or quail of any combination.
- b. No male chickens permitted.
- c. The lot area used by such animals must be completely enclosed by a fence, or other method of enclosure (including, but not limited to, chicken tractors), located a minimum of 10 feet from any property line.
- d. Must follow Department of Environmental Protection (DEP) authorized manure management practices.
- e. Accessory buildings (hen houses, coops or barns) housing the animals must be located a minimum of 25 feet from any property line and located to the side or rear of the principal structure.

1. Hen houses, coops and chicken tractors shall be designed to provide safe and healthy living conditions for the poultry with a minimum of 3 square feet per bird, while minimizing adverse impacts to other residents in the neighborhood. The accessory building must be kept in good repair.

f. Slaughtering and butchering of poultry must be done in a sanitary manner indoors and waste disposed of properly.

g. Deceased animals must be disposed of properly.

R3.

Change to:

Building Setbacks

1. front yard – 50 feet along township roads
- 100 feet along state roads
2. side yard – 100 feet
3. rear yard – 100 feet
4. maximum building height – 40 feet

Supplementary Regulations:

Remove:

Section 803 and adjust all Section Numbers to adhere to deletion.

Add:

Section 804 HEIGHT MEASUREMENT

The vertical distance from the average grade plane to the height of the highest roof surface.

A. In the case of flat roof structures: highest point of coping.

B. In the case of mansard roof structures: deck line of roof. A habitable attic shall be counted as a story.

C. In the case of gable or hipped roof: the highest roof surface. A habitable attic shall be counted as a story.

Remove:

Section 807 and adjust all Section Numbers to adhere to deletion.

Review by Solicitor Paul Burroughs:

Section 808 MINERAL EXTRACTION

Rename:

Section 809 CLEAR SITE TRIANGLE AREA

Add:

Section 815 HELIPORTS AND HELISTOPS

- A. Heliports are permitted in any Industrial District.
- B. Helistops are permitted in the B-2 District. ****ADD****

Add to end of:

Section 821 USE OF RIGHT-OF-WAYS

The discharge of sump pumps, footer drains, water softeners and driveway drainage shall not flow into the roadway or cartway, or be directed to a suitable drainage system.

Next week the Supervisors and Mr. Cardman will discuss the B Districts.

Adjourned at 2:55 PM

Respectfully Submitted,

Michelle A. Zirkle