

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**

**February 13, 2017 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held February 13, 2017 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Vice-Chairman, Jim Phillips. Also present were Board Members Deanna Klein, Michael Fox and alternate Board Member Lisa Coburn; Fairview Supervisors Pete Kraus, Ralph Heidler and Mark Gennuso; Fairview Township Planning and Zoning Administrator Jim Cardman and Planning and Zoning Secretary Judy Schroeck.

The minutes of the regular January 9, 2017 meeting were approved on motion by Mike Fox and seconded by Deanna Klein, noting a spelling correction to Don Sieber's name. All in favor.

**CORRESPONDENCE:** Letter from Walter Chernoff regarding special public meeting on February 21, 2017, opposing the rezoning request from Siebro Partnership to rezone property at 5903 and 5915 Swanville Road from an R-2 Suburban Single to an R-3 Multi Family District.

**NEW BUSINESS:**

1. The Planning Commission reviewed a Final Land Development plan for Swan Place, an eight unit apartment building on Swanville Road. The Board recommended a number of changes to the plan, including adding maximum plantings showing how many of what variety, adding architectural interest on the sides of the building, and adding adjacent buildings on the plan to show the average front yard setback. Mr. Euliano also stated that if there was objectionable glare of headlights from traffic on the access road, he would install a fence along with the arbor vitae plantings.
2. The Planning Commission reviewed an Amended Land Development Plan for North Ridge, adding two more duplex units on West Ridge Road. The Board recommended approval to the Supervisors pending the plans be returned with the rear decks drawn on the units and plantings along Route 20 and any plantings in front of the individual units added, on motion by Mike Fox, seconded by Lisa Coburn. All in favor.
3. The Planning Commission reviewed a rezoning request for a 300 x 300 square foot section of a parcel of land along Heidler Road and Millfair Road. Frederick Veith has requested a zoning change from B-1 Neighborhood Business to R-2 Suburban Single District and presented a preliminary sketch for a 15 lot subdivision, and later for 5 lots to front on Millfair Road. Because of the topography of the 34 acre parcel and designated wetlands, the only location for the stormwater pond is the area zoned B-1. The Board heard from area residents about their concerns of increased traffic, increased stormwater runoff, and more children in the Fairview School District. The Board considered deferring a decision until next month, but ultimately decided they could recommend the zoning change to the Supervisors, on motion by Mike Fox, seconded by Deanna Klein. All in favor.

**ZONING HEARING BOARD REPORT:**

Jim Cardman informed the Board of a recent Zoning Hearing Board decision denying a one foot rear yard variance to Mike Atkinson, executor of the estate of Charles Faulkerson at 3707 Guilford Drive, Erie, PA 16506.

**UNFINISHED BUSINESS:**

Jim Cardman updated the Planning Commission members on the Downtown Sub-Committee Workshop meeting with Jeff Kidder. Kidder Wachter Architecture & Design firm submitted a proposal to the Supervisors to retain their services to provide a Vision Plan for the 7500 block of West Ridge Road. They also submitted their hourly rates to assist the Township to review and advise on revisions to various planning regulations to the Zoning Ordinance and SALDO on an as-needed basis. The Supervisors will address these proposals at their next Supervisors Meeting. Mike Fox motioned to accept the proposal from Kidder Wachter, Lisa Coburn seconded. All in favor.

**MEETING ADJOURNED:**

9:25 P.M. on motion by Deanna Klein, seconded by Mike

Fox. All in favor.

Respectfully submitted,

Judy Schroeck, Secretary  
Fairview Planning Commission