

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**February 9, 2015 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held February 9, 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, Michelle Daeschner and Jim Phillips; Fairview Supervisors Pete Kraus 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 January 12, 2015 meeting were approved on motion by Deanna Klein and seconded by Jim Phillips. All in favor.

The Annual Report for 2014 was approved on motion by Michelle Daeschner and seconded by Deanna Klein. All in favor.

**CORRESPONDENCE:** None

**NEW BUSINESS:**

1. The Planning Commission reviewed a preliminary sketch to subdivide 6700 West Lake Road from K Bennett Properties LLC. The Board had concerns that the proposed second lot would not have the minimum 100 foot frontage on West Lake Road and was flag shaped which would also need a variance on the dwelling setback.

2. The Planning Commission reviewed a final land development from Walter Bender for 5678 West Ridge Road for a 44,000 square foot addition to an industrial building plus a 73,000 square foot parking area. The board signed the plans as reviewed but recommended the Supervisors consider storm water approval and rezoning the property to B-3 before giving approval on motion by Deanna Klein, seconded by Michelle Daeschner. All in favor.

**UNFINISHED BUSINESS:**

1. The Planning Commission discussed Bed and Breakfasts as proposed in the newly drafted 2015 Zoning Ordinance. The board discussed that Bed and Breakfasts were acceptable in the A-1 and A-2 districts as a special exception by the Zoning Hearing Board, and in the B-1 and B-2 districts as a principle use. They also discussed an approach to allow them in the R-2 district which will be presented at next month's meeting.

2. Jim Cardman reviewed three areas on the new zoning map with the board. The first is the property behind the old Borough office on Franklin Road which the Sewer and Water Authority recently purchased and is currently zoned R-3. The Board agreed that should be changed to A-3 Conservation. The second is the properties at the foot of Avonia Road that should change from an A-3 Conservation back to an A-1 Rural district. The third is a small parcel in the middle of the Princess Anne subdivision that is A-3 Conservation that was to be dedicated as a recreation area and should be changed to R-2 Suburban.

The board agreed with all three changes.

3. The Planning Commission will continue to review the proposed Zoning Ordinance again at next month's regular meeting.

**ZONING HEARING BOARD REPORT:** None

**MEETING ADJOURNED:** 9:22 P.M. on motion by Jim Phillips, seconded by Michelle Daeschner. All in favor.

Respectfully,

Judith Schroeck, Secretary  
Fairview Planning Commission