

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

**January 11, 2016 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held January 11, 2015 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairman Harvey Downey. Also present were Board Members Deanna Klein, Chris Hetz, Jim Phillips and newly appointed member, Mike Fox; Fairview Supervisors Peter Kraus and Mark Gennuso; Fairview Township Planning and Zoning Administrator Jim Cardman, Assistant Zoning Officer Amanda Bair and Planning and Zoning Secretary Judith Schroeck.

The minutes of the regular November 9, 2015 meeting were approved on motion by Jim Phillips and seconded by Deanna Klein. All in favor.

The Annual Report for 2015 was approved on motion by Chris Hetz, and seconded by Jim Phillips. All in favor. A note was made to move the Reorganization of Chair and Vice-chair to the agenda section of the report.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

1. The Planning Commission held its' Annual Reorganization Meeting. Deanna Klein was appointed as Chair and Christopher Hetz as Vice-Chair for 2016 on motion by Chris Hetz and seconded by Jim Phillips. All in favor. The board also appointed Judy Schroeck as Secretary for 2016 on motion by Chris Hetz and seconded by Deanna Klein. All in favor.
2. The Planning Commission reviewed amended plans for Fairview Evergreen Farms, Phase 4, which included adding a new water easement, fence easement and access easement. Two lots have already been sold so the plans also include those owner's signature blocks. The board recommended approval to the Supervisors on motion by Harvey Downey and seconded by Mike Fox. Chris Hetz abstained from voting as he has a financial interest in the subdivision. All others in favor.
3. The Planning Commission reviewed the Bizzaro Subdivision on an access road off Manchester Road. The property is a junk yard and the owner has junk cars located over the boundary lines on all four sides of his property. The board authorized Jim Cardman to notify all parties of the situation to resolve the property boundary situation on motion by Jim Phillips, seconded by Chris Hetz. All in favor. The subdivision was not accepted because of lack of septic approval and planning module completion.
4. The Planning Commission reviewed final plans for the Foti Subdivision, a one lot subdivision on Heidler Road, on motion by Chris Hetz, seconded by Deanna Klein. All in favor.

The subdivided parcel is a 2.3 acre lot with an existing house, pool and shed. The residue lot of 100.58 acres and barn will have a new house built on it.

4. Jim Cardman reviewed two issues with the current SALDO, Subdivision and Land Development Ordinance. One, being lot sizes in the B-3 district need to be changed from 20,000 square feet to a minimum 30,000 square feet and two, changes to the phased subdivision development plan regarding financial surety. The current SALDO allows preliminary plans to be valid for five years without any financial surety. The board will review the SALDO and the Municipal Planning Code for the next regular meeting.

**UNFINISHED BUSINESS:** None

**ZONING HEARING BOARD REPORT:** None

**MEETING ADJOURNED:** 8:40 P.M. on motion by Harvey Downey, seconded by Mike Fox.

Respectfully submitted,

Judith Schroeck  
Secretary Fairview Planning Commission