

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 14, 2014 - 7:30 P.M.

The regular meeting of the Fairview Township Planning Commission, held July 14, 2014 in the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson, Jim Phillips. Also present were Board Members Deanna Klein, Harvey Downey, Chris Hetz and Michelle Daeschner; Supervisors Pete Kraus, Ralph Heidler and Mark Gennuso; Fairview Township Planning & Zoning Administrator James Cardman; Secretary Judy Schroeck.

The minutes of the regular June 10, 2014 meeting were approved on motion by Harvey Downey and seconded by Michelle Daeschner. Passed unanimously.

CORRESPONDENCE:

The Fairview Township Planning Commission received a letter on July 14, 2014, from Edward and Nancy Group, residents of Walnut Heights Subdivision, stating their concerns with the Land Development Plans for Walnut Creek Townhomes.

NEW BUSINESS:

1. The Planning Commission reviewed a resubmitted rezoning request for the Kiddo property located at the northeast corner of Route 98 and Sterrettania Road. Mr. Kiddo revised his request for a zoning change from a B-1 Neighborhood Business District to a B-2 Highway Commercial District to the northern half of the parcel only. Mr. Kiddo will keep the southern portion as a B-1 district. He will also send a letter of amendment to the Supervisors stating his intentions. Mr. Kiddo stated that he will only be working on his own equipment and not unloading any materials on the property. After detailing the exact use of the proposed 3,200 square foot building and property, the Planning Commission recommended the zoning change to the Supervisors on motion by Chris Hetz, seconded by Harvey Downey. Passed unanimously.

2. The Planning Commission reviewed Preliminary Land Development plans for 16 units in Walnut Heights Townhomes at the south east corner of Route 20 and Polly Drive. The Board listened to many concerns from the residents of the Walnut Heights Subdivision. The issues addressed included: traffic safety at the intersection of Route 20 and Polly Drive, widening of Polly Drive and parking restrictions there, the number of parking spaces available for the townhomes residents, snow removal, maintenance, water pressure, renter background, landscaping and a buffer zone, decreased property values, lighting, disposal of asphalt on property and capping of a gas well, square footage of the rental units, location of mailboxes and dumpsters, the right-of-way for the landowner to the east and type of storm water facility to be built. The Board received a copy of a letter from Jim Cardman to John Laird with seven concerns that needed to be addressed. The

Planning Commission members will be looking for the developer to address all of these issues when they submit the Final Plans.

UNFINISHED BUSINESS: None

ZONING HEARING BOARD REPORT:

1. The Zoning Hearing Board granted a special exception to exceed the storage provisions, to Bernard Rimdzius, 8051 Toski Drive and to build a 24' by 30' pole barn in an R-2 Suburban district.

MEETING ADJOURNED: 9:38 PM on motioned by Chris Hetz and second by Michelle Daeschner.

Respectfully submitted,



Judy Schroeck, Secretary

Fairview Township Planning Commission