

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
March 11, 2013 - 7:30 P.M.

The regular meeting of the Fairview Township Planning Commission, held March 11, 2013 in the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson Chris Hetz. Also present were Board Members Jim Phillips , Deanna Klein, John Klier, and Harvey Downey; Fairview Township Planning & Zoning Administrator James Cardman; Assistant Zoning Officer Nathan Miller, Planning & Zoning Secretary Judy Schroeck and Township Supervisors, Peter Kraus and Ralph Heidler.

The minutes of the regular February 11, 2013 meeting were approved on motion by John Klier and seconded by Jim Phillips. Motion carried.

CORRESPONDENCE: None

NEW BUSINESS:

1. The Planning Commission reviewed final plans for a one lot subdivision for Mary Frances Baugh on Melhorn Road and recommended approval to the Supervisors pending septic approval on motion by Deanna Klein, second by Harvey Downey. All in favor.
2. The Planning Commission reviewed a one lot subdivision and incorporation for Barbara and Tom Benson on Dutch Road. The Board recommended approval to the Supervisors with a modification to the depth to width ratio on motion by John Klier, second by Deanna Klein. All in favor. Deanna Klein motioned to allow Jim to sign the waiver for the planning exemption subdivision form, Harvey seconded. All in favor.
3. The Planning Commission reviewed changes to the final plans for the Manchester Presbyterian Lodge, Phase 2, land development plan showing minor changes to the footprint of the building and the addition of 4 parking spaces on the west side of the building. The Board heard residents' concerns about lighting in the south west and employee parking lots. John Laird, engineer for the Lodge, will speak with the Lodge representatives concerning the problem. The Board recommended approval to the Supervisors on motion by Jim Phillips, second by Deanna Klein. All in favor.
4. The Planning Commission reviewed final plans for the Brandy Run Subdivision, Phase 4, containing 15 lots. The Board heard from residents who were concerned with the safety aspect of having only one access road in and out of the subdivision. The residents also voiced safety concerns with the prospect of having the dry storm water pond on the north end of the subdivision, being turned into an eight foot deep wet pond. The Board heard safety and legal concerns regarding the storm water issues and tabled any action on the subdivision for 30 days until the Township engineers and Township solicitor can assess the situation on motion by John Klier, second by Deanna Klein. All in favor.

UNFINISHED BUSINESS:

1. The Board reviewed the proposed Subdivision and Land Development Ordinance with the Zoning Administrator.

ZONING HEARING BOARD REPORT: None

MEETING ADJOURNED: 10:20 PM on motioned by Jim Phillips and second by Deanna Klein. Motion carried.

Respectfully submitted,

Judy Schroeck, Secretary Planning Commission