

**FAIRVIEW TOWNSHIP PLANNING COMMISSION**  
**Regular Meeting**  
**March 9, 2015 – 7:00 P.M.**

The regular meeting of the Fairview Township Planning Commission, held March 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, Chris Hetz and Jim Phillips; Fairview Supervisors Pete Kraus and Ralph Heidler; 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 February 9, 2015 meeting were approved with an amendment to Unfinished Business, item #1, “The board discussed that Bed and Breakfasts were *acceptable* in the A-1, A-2, as a special exception by the Zoning Hearing Board, and in the B-1 and B-2 as a principle use.” on motion by Jim Phillips and seconded by Deanna Klein. All in favor.

**CORRESPONDENCE:** A resignation letter from Michelle Daescher was received and accepted with regret from the Planning Commission.

**NEW BUSINESS:**

1. The Planning Commission reviewed a request from the Township Supervisors for a zoning change for property located at 5678 West Ridge Road from Walter Bender that will change a portion of the parcel from B-2 Highway Commercial to I-3 Heavy Industrial to allow him to construct an addition to an existing industrial building. The area the parcel is located in will be changed to a new B-3 Commercial Industrial district when the proposed Zoning Ordinance is adopted soon, so the board did not feel that a public hearing was necessary. The board recommended the zoning change to the Supervisors from a B-2 to an I-3 district without a hearing on motion from Deanna Klein, seconded by Chris Hetz. All in favor.

2. The Planning Commission reviewed a preliminary sketch from Mike Peck for a 47-lot subdivision at the Schluraff Farm on Heidler Road. The plan includes a second access road out of the subdivision to the north where there will also be a lift station for public sewer to connect at Heidler Road along with public water. Mr. Peck would prefer to widen the roadway from 26’ to 28’ in lieu of sidewalks and the Board agreed. There were a number of lots that do not meet the Townships’ minimum 20,000 square feet requirement.

3. The Planning Commission reviewed final plans from Jim McMaster for Mayside, a 5-lot subdivision on Dutch Road. The Board did not accept the first proposed plan, as it had a second land-locked parcel. Mr. McMaster presented a second plan that included the second landlocked parcel into the original landlocked parcel. The residual lot is exempt from storm water and the other 4 lots are required to have their own individual storm water management plan. Four of the lots will connect to sewer and five lots to public water. The Township is waiting for Erie County Conservation District to approve an NPDES and E&S plan. The Board recommended approval to the Supervisors as reviewed on motion by Chris Hetz, seconded by Jim Phillips. All in favor.

4. Jim Cardman reviewed a temporary permit for Blended Spirits Ranch to construct a temporary roof structure as their arena roof has collapsed.

**UNFINISHED BUSINESS:**

1. Jim Cardman thoroughly reviewed numerous proposed changes to the Zoning Ordinance with the board.

**ZONING HEARING BOARD REPORT:** None

**MEETING ADJOURNED:** 9:45 P.M. on motion by Deanna Klein, seconded by Jim Phillips. All in favor.

Respectfully submitted,

Judith Schroeck, Secretary  
Fairview Planning Commission