

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

**March 14, 2016 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held March 14, 2016 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairman, Deanna Klein. Also present were Board Members Jim Phillips and Chris Hetz; Fairview Supervisors Peter Kraus and Ralph Heidler; 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 February 8, 2016 meeting were approved with a change to item #5 stating “The Planning Commission will take another month to review the current Subdivision and Land Development Ordinance regarding the phased development plan and financial surety so that Attorney Burroughs will have time to also review it.” on motion by Jim Phillips and seconded by Chris Hetz. All in favor.

**CORRESPONDENCE:** None.

**NEW BUSINESS:**

1. The Planning Commission reviewed final plans for the Walnut Heights Townhomes Land Development at Route 20 and Polly Drive. There were a few changes to the Land Development Plan that included adding snow removal areas at the 4 corners of the parking area, screening around the dumpster area and shifting the Storm Water facility to the north of the property. The Board recommended approval to the Supervisors pending lighting and landscaping plans being submitted by the next Supervisors meeting on March 17, 2016, on motion by Chris Hetz, seconded by Jim Phillips. All in favor.

Also, at that Supervisor’s meeting, Urban Engineers will look at the intersection of Route 20 and Polly Drive and also whether a driveway for the land development can exit directly onto Route 20.

Residents of the Walnut Heights Subdivision voiced many concerns including: water pressure diminishing after adding 8 new dwellings, the width of Polly Drive and no parking signs for that road, moving the entrance of the land development directly onto Route 20, a landscape barrier between the land development and the south property line and the neighbor to the east.

2. The Planning Commission was informed that the Walnut Heights Townhomes Stormwater Maintenance Agreement was signed by the Supervisors at their last regular meeting on March 3, 2016.

3. The Planning Commission reviewed a preliminary request to rezone property at 6960 West Lake Road from an R-2 District to an A-1 District. After discussion, the Board recommended the landowner, Michael Felmlee, talk to his neighbors to see if they may also be interested in changing their zoning to A-1. Jim Cardman suggested the A-1 district extend behind the dwelling only and the house remain an R-2 .

4. The Planning Commission tabled discussion of the SALDO regarding the phased development plan and financial surety until they hear Attorney Burroughs review.

**UNFINISHED BUSINESS:** None

**ZONING HEARING BOARD REPORT:** None

**MEETING ADJOURNED:** 8:55 P.M. on motion by Jim Phillips, seconded by Chris Hetz.

Respectfully submitted,

Judith Schroeck  
Secretary Fairview Planning Commission