

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

**March 13, 2017 – 7:30 P.M.**

The regular meeting of the Fairview Township Planning Commission, held March 13, 2017 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairman, Chris Hetz. Also present were Board Members Deanna Klein, Jim Phillips, Harvey Downey and Michael Fox; Fairview Township Planning and Zoning Administrator Jim Cardman; Assistant Zoning Officer, Amanda Bair and Planning and Zoning Secretary Judy Schroeck.

The minutes of the regular February 13, 2017 meeting were approved on motion by Jim Phillips, seconded by Deanna Klein. All in favor. The February 21, 2017 special meeting were approved on motion by Mike Fox and seconded by Jim Phillips. All in favor.

**CORRESPONDENCE:**

Letter from Deiss & Halmi Engineering, Inc. requesting an amendment to the Fairview Township Zoning Ordinance to allow for PRD's (Planned Residential Developments) in the R-3 Suburban Multi District.

Letter from Fairview Township Supervisors directing the Planning Commission to review allowing PRD's in R-3 Suburban Multi District.

**NEW BUSINESS:**

1. The Planning Commission reviewed a Replot of Lands for Eisinger and Duska on Van Camp Road, incorporating a 7 acre subdivided parcel into a new 61.41 acre lot, and recommended approval to the Supervisors on motion by Mike Fox, seconded by Deanna Klein. All in favor.
2. The Planning Commission reviewed a one lot subdivision and incorporation on Sterrettania Road for Kelsey and Noble, incorporating a .054 acre parcel into a new 1.97 acre lot, and recommended approval to the Supervisors on motion by Jim Phillips, seconded by Harvey Downey. All in favor.
3. The Planning Commission reviewed a one lot subdivision and incorporation for Wise and Kolesnik on Fairfield Drive, incorporating 0.489 acre parcel into a new 0.982 acre lot, and recommended approval to the Supervisors on motion by Harvey Downey, seconded by Deanna Klein. All in favor.
4. The Planning Commission reviewed a Land Development plan for a 4,218 square foot group residence facility for Erie Homes for Children & Adults on Fairfield Drive. The Board recommended approval to the Supervisors pending the following items being added to the land development plan: 75 feet of arbor vitae planted on the west side of the rear parking lot, building dimensions, motion lighting and downward lighting on the rear of the building and that the lighting not extend off the property, on motion by Mike Fox, seconded by Deanna Klein. All in favor.
5. The Planning Commission members reviewed preliminary sketches for a possible 156 unit multi-family development on McCray Road presented by Deiss & Halmi Engineering, who are requesting an amendment to the Zoning Ordinance to allow for

PRD's (Planned Residential Developments) in an R-3 Multi Family district. The Board tabled the proposal to give the developer time to bring elevation drawings and information on the construction of the private road to the next meeting, on motion by Harvey Downey, seconded by Deanna Klein. All in favor.

6. The Planning Commission members discussed a rezoning request from Baldwin & Munch to rezone 5 parcels of land along West Ridge Road in Downtown Fairview from a B-1 Neighborhood Business to a B-2 Highway Commercial District. John Munch stated that a zoning change will help them to market to a user and clarify the issues of outdoor dining and multi-use. It was suggested that Mr. Munch develop a proposal to refine the wording in the B-1 district to meet the needs of this development. The Board denied the request to change the zoning from a B-1 to a B-2 district, on motion by Deanna Klein, seconded by Jim Phillips. All in favor.

**ZONING HEARING BOARD REPORT:**

Jim Cardman informed the Board of a recent Zoning Hearing Board decision denying a one foot rear yard variance to Mike Atkinson, executor of the estate of Charles Faulkerson at 3707 Guilford Drive, Erie, PA 16506. Mr. Atkinson has filed an appeal to the Erie County Court of Common Pleas on March 10, 2017.

**UNFINISHED BUSINESS:**

The Planning Commission scheduled the next Downtown Village Committee meeting for Wednesday, April 5, 2017 at 12 noon during a working lunch.

**MEETING ADJOURNED:**

9:43 P.M. on motion by Jim Phillips, seconded by Mike Fox. All in favor.

Respectfully submitted,

Judy Schroeck, Secretary  
Fairview Planning Commission