

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting

May 8, 2017 – 7:30 P.M.

The regular meeting of the Fairview Township Planning Commission, held May 8, 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, Harvey Downey, Jim Phillips and Mike Fox; Fairview Township Supervisors Pete Kraus, Ralph Heidler and Mark Gennuso; Fairview Township Planning and Zoning Administrator Jim Cardman; Planning and Zoning Secretary Judy Schroeck.

The minutes of the regular April 10, 2017 meeting were approved on motion by Mike Fox, seconded by Deanna Klein. All in favor except Jim Phillips abstained.

CORRESPONDENCE: None

NEW BUSINESS:

1. The Planning Commission discussed possible revisions to the 2015 Fairview Township Zoning Ordinance including:
 - a. Changing requirements in the R-3 Multi Family District from 10,000 square feet plus 4,500 square feet each more than one, to minimum lot size to 15,000 square feet for the first unit, then 5,000 square feet for each unit more than one. A maximum of six units per acre and six units on each lot of record. The Supervisors are proposing these changes to lower density, increase green space, restrict building according to the Comprehensive Plan and to control Urban Sprawl.
 - b. Changing off street parking for group residence facilities from one space per 2,000 square feet of gross lot area to something similar to 2 spaces plus 1 space for every employee or additional resident on maximum work shift and/or a total of 30% of the front yard lot width.
 - c. Section 801, Average setback will be reworded for a clearer understand of the regulation.
 - d. Fences will be added back into the zoning ordinance as an accessory use requiring a permit for all but the Agricultural district. Solar panels for all not attached to the surface area of existing structure will be added as an accessory permitted use also.

ZONING HEARING BOARD REPORT: None

UNFINISHED BUSINESS: None

MEETING ADJOURNED: 8:52 P.M. on motion by Jim Phillips, second by Harvey Downey. All in favor.

Respectfully submitted,

Judy Schroeck, Secretary
Fairview Planning Commission