

SUPERVISORS OF FAIRVIEW TOWNSHIP

7471 McCray Road
Fairview, PA 16415
Workshop Meeting
May 7, 2014
1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:00 P.M. on May 7, 2014 by Chairman Peter Kraus. Present were: Supervisors Peter Kraus and Mark Gennuso; Zoning Officer James Cardman and Assistant Secretary Michelle Zirkle.

Mr. Cardman and the three Supervisors reviewed the Zoning Ordinance:

Section 201 ZONING STANDARDS

This Ordinance is inclusive zoning in that no use may be operated in a district unless it is specifically included as a use by the right for that district and each parcel shall be limited to one permitted use per lot, except in the Downtown Village overlay area where a residence may be placed in a B-1 or B-2 commercial structure. **No impact home based businesses may be permitted in all residential districts.**

What are we going to do with the B-3 and non-conforming use issue for expansion and continuation?

Section 906 EXTENSION

A non-conforming use may be extended as a special exception upon approval of the Zoning Hearing Board, subject to the following provisions:

- A. The extension becomes an attached part of the main structure and does not utilize additional or adjoining land area other than the original parcel.
- B. The extension does not encroach upon the yard requirements of the District in which the non-conforming use is presently located.
- C. The extension is for the purpose of expanding only the non-conforming use on the original parcel in existence at the time of the legal acceptance of this Ordinance or amendment thereto. Extension of a lawful use to any portion of a non-conforming building or structure which existed prior to the enactment of this Ordinance shall not be deemed the extension of such non-conforming use.
- D. A conforming principal use may be added to a non-conforming use as a special exception when meeting all other zoning, subdivision, land development and county and state requirements.

Mr. Gennuso presented Mr. Heidler with the Draft Agreement for use of the Township Municipal Building Common Room suggested changes from the last Workshop Meeting. Once Mr. Heidler was caught up, the three Supervisors worked together and made more changes for Solicitor, Mr. Burroughs.

Meeting Adjourned 3:03 PM

Respectfully Submitted,

Michelle Zirkle
Assistant Secretary