

FAIRVIEW TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 8, 2014 – 7:30 P.M.

The regular meeting of the Fairview Township Planning Commission, held September 8, 2014 at the Fairview Township Municipal Building, 7471 McCray Road, was called to order by Chairperson, Jim Phillips. Also present were Board Members Deanna Klein, Chris Hetz and Michelle Daeschner; Fairview Supervisors Peter Kraus, Ralph Heidler and Mark Gennuso; Fairview Township Planning and Zoning Administrator Jim Cardman and Planning and Zoning Secretary Judith Schroeck.

The minutes of the regular August 11, 2014 meeting were approved on motion by Chris Hetz, seconded by Deanna Klein. Passed unanimously.

CORRESPONDENCE: The Planning Commission board members each received a letter from Mead and Dorothy Carlson, residents of Walnut Creek Heights, opposing the proposed Walnut Creek Townhomes Land Development plan. The Planning Commission listened to Mark and Monica Olesnanik, residents at 6711 West Ridge Road, explain the situation they have with the proposed land development. Rubble from the demo of the old motel has been dumped on the easement they have for a new driveway to their property.

NEW BUSINESS:

1. The Planning Commission reviewed a preliminary sketch from James McMaster for Mayside II, a 6 lot subdivision and incorporation at 715 Dutch Road. The Board suggested the lots on Dutch Road have 100 feet of road frontage on Dutch Road and that Mike Sanford, the engineer possibly decrease the number of lots to accomplish this and to show possible stormwater areas on the preliminary subdivision plans.
2. The Planning Commission reviewed a preliminary Land Development from Eric and Gail Root for The Schoolhouse at Manchester Farms, at Route 5 and Dutch Road. The Roots have completed the remodel of the schoolhouse to include an upstairs event room and a downstairs tavern for a maximum capacity of 50 people per floor. The Board suggested the Roots resubmit the land development in two phases with the first phase showing the schoolhouse and handicapped and regular parking areas. The first phase is under 10,000 square feet for stormwater as they will receive credit for removing the existing unused road on the southern parcel. Jim Cardman recommended they incorporate by a combination deed, the two parcels into one. They currently have well and septic for Phase one. The second phase should show the proposed events building with pergola area, stormwater, and second parking area.
3. The Planning Commission reviewed a preliminary Land Development and Rezoning request from Misty O'Connor and Jeet Sabherwal for Isabell's Painted Gardens at Route 98 and Sterrettania Road. Ms. O'Connor has operated the business in McKean Township from 2008 until 2012 for events including weddings, showers and family reunions. Ms. O'Connor and Mr. Sabherwal have put in a bid for the property at 8240 Avonia Road and a contingency offer for the property to the south. The Honeycutt property has split zoning, B-1 Neighborhood Business and A-2 Agrarian. Ms. O'Connor and Mr. Sabherwal have requested both properties to be

rezoned to B-1. They propose to live in the existing dwelling, remodel the existing storage building into a coffee house and construct a large pond and parking. In two years they would like to construct a barn and greenhouse for events, and in five years a bed and breakfast. The Board felt they could not make any recommendation for rezoning or land development until the properties have received septic approval.

4. The Planning Commission reviewed a sketch from Ron Weislogel for a subdivision and incorporation for property at 7550 Woodland Drive. The existing one acre parcel is landlocked with an unrecorded driveway easement and Mr. Weislogel would like to add available undeveloped property to it. The Board suggested the preliminary plan have a rectangular or square shape.

5. The Planning Commission reviewed a request to add the Leopold Farm properties on Van Camp Road to the Agricultural Security Area (ASA). The properties consist of three parcels for a total of 104.44 acres. The Board recommended approval to the Township Supervisors on motion by Deanna Klein, seconded by Michelle Daeschner. All in favor.

UNFINISHED BUSINESS: The Planning Commission tabled discussion on proposed changes to the Zoning Ordinance until next month.

ZONING HEARING BOARD REPORT: None

MEETING ADJOURNED: 9:20 P.M. on motion by Deanna Klein, seconded by Michelle Daeschner. All in favor.

Respectfully,

Judith Schroeck, Secretary
Fairview Planning Commission