

SUPERVISORS OF FAIRVIEW TOWNSHIP  
7471 McCray Road ~ Fairview, PA 16415

Workshop Meeting ~ March 25, 2015 ~ 1:00 P.M.

The workshop meeting of the Supervisors of Fairview Township was called to order at 1:05 P.M. on March 25, 2015 by Chairman Mark Gennuso. Present were: Supervisors Ralph Heidler and Pete Kraus; Zoning Officer James Cardman, Assistant Zoning Officer Amanda Bair; Secretary Judy Schroeck. Mike Peck was also present.

The following items were discussed with Mike Peck regarding the Bear Run subdivision on Heidler Road:

1. Mike Peck informed the group that Atlantic Environmental out of Oil City, PA determined that there are wetlands on the north end of the parcel as shown on the preliminary sketch as a red slashed line and that area will not be usable for stormwater management. Mike will lose one lot and move the lift station near the road as the back end of the lot is too wet.

The swale that runs north/south behind the houses will have a public easement and a grass area that the homeowners will mow and the homeowners association will maintain the surface area.

The proposed stub road will not be built to the north because of wetlands and the parcel to the west is zoned A-1 and would go nowhere. Also there is no sewer and water that far west. Mike is looking for exclusivity for this subdivision so one access point is what he is looking for.

There will be a group mailbox area at the north end near the stormwater management area.

2. The following items were discussed regarding the Zoning Ordinance:

Bed and Breakfasts are a principle use in the B-1 and B-2 districts and an accessory use in the A1 and A-2 districts with Zoning Hearing Board approval.

The group discussed agritourism – agricultural uses, such as farms, ranches, and vineyards that, through promotion and advertising, facilities, and activities, seek to attract visitors, guests, and vacationers. Erie County does not currently allow for this. The Fairview A-2 district would be the only district considered for this and must comply with all health and building code provisions.

The group discussed a few methods that could discontinue a non-conforming use on a property, such as being allowed to build a second conforming use, with restrictions by the ZHB, ie must be owner occupied.

Canal Road zoning could be re-described as contracted equipment storage with minor accessory use.

3. The Supervisors discussed giving full and part-time employees of the Township and office staff of the Fairview Parks & Recreation Authority, discounts for renting Pleasant Ridge Park and the Brugger House at Avonia Beach. A \$100.00 deposit must be given along with the required insurance liability papers, when serving alcohol.

The premium in-season (June, July, August) rate for Pleasant Ridge Park will be \$150.00, the regular in-season (April, May, September, October, November) will be \$100.00 and the out of season (December thru March) will be \$50.00.

The rate for the Avonia Beach house will be \$150.00 plus \$100.00 deposit for May thru October – weather permitting.

Meeting adjourned at 2:35 PM.

Judy Schroeck  
Planning/Zoning Secretary