

**Planning Commission Meeting  
MINUTES**

April 1, 2009

The meeting was called to order at 7:00 p.m. by Chairperson Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Robert Ritter, Bruce Fritchman, Pete Lamana, John Chilton and Curtis Reiss. Bob Wynn, Township Engineer; Scott MacNair, Township Solicitor and Heather Radick, Recording Secretary, were also present.

**Approval of Minutes**

Bruce Fritchman **moved** to table the February 4, 2009 minutes. Pete Lamana **seconded**; the motion **passed** unanimously.

Robert Ritter **moved** to approve the March 4, 2009 minutes as amended. Pete Lamana **seconded**; the motion **passed** unanimously.

**Public Comments (Agenda Items) –None**

**Confirmed Appointments**

**McArdle Subdivision – Roundhouse Road/Old Bethlehem Road** – Ed Wild, Benner & Wild, and Scott Mease, Mease Engineering presented for the applicant. Bobb Carson inquired about the size of the building envelope on Lot 3 and the shape and configuration of the building envelope on Lot 2. Mr. Wild stated that Lot 2's building envelope as presented meets the ordinance and will not be changed any further.

Bobb Carson **moved** to recommend final approval of the plan as presented to the Board of Supervisors with the exception that the building envelope on Lot 2 should be repositioned to avoid steep slopes and sensitive areas on that lot and the Supervisors should insist on that change which was made by the Commission's recommendation last month. Bruce Fritchman **seconded**; the motion **passed** unanimously.

Bobb Carson **moved** to grant conditional final approval conditionally with the addition that the building envelope on Lot 2 should also convene to the conditions of the January 22, 2009 Township Engineer's review letter. Robert Ritter **seconded**; the motion **passed** unanimously.

Pete Lamana **moved** to recommend the Springfield Township Conservation Easement as written to the Board of Supervisors. Scott Douglas **seconded**; the motion **passed** unanimously.

Scott Douglas **moved** to recommend the declaration of easements, covenants, conditions and restrictions with the changes to be made by Scott MacNair per tonight's discussion. Pete Lamana **seconded**; the motion **passed** unanimously.

**Baker Major Subdivision – Hellertown Road** – Scott Mease presented for the applicant, James Baker, who was also present. Mr. Mease referred to the March 24, 2009 Township Engineer's review letter. Item 1A is forthcoming; Mr. Carson raised concern that several lots have limestone underneath them. Mr. Mease stated that the applicant's geologists need more data and will submit to the Township's geologist. Mr. Douglas stated that he is concerned with the proximity of the wells and septic. He stated that the wells should be uphill of the waste water dispersion area. Mr. Mease replied that they will maintain further isolation by moving the wells around. Mr. Carson suggested that the applicants consider disinfecting wastewater effluent where wells cannot be located upslope from dispersal

areas. Mr. Fritchman noted that there was no high density contamination found on the property as noted in Item 3. Items 2 is a “will comply”.

Scott Douglas **moved** to grant all of the waivers as listed in the March 24, 2009 Township Engineer’s review letter. Pete Lamana **seconded**; the motion **passed** unanimously.

Item 5 is a “will comply”.

Scott Douglas **moved** to grant the waiver to allow the release of 100 percent up to 75 percent for this one construction as listed in Item 6A of the March 24, 2009 Township Engineer’s review letter. Pete Lamana **seconded**; the motion **passed** unanimously.

Items 6B and 7 are “will complies”. Item 8 is forthcoming and the rest of the letter are “will complies”.

**Allemand Gross Subdivision – Route 212** – Scott Mease presented for the applicant, who was not present. Mr. Carson explained that a neighbor had a concern about the lack of sidewalks along the property for pedestrians. The road improvements had been waived in the prior application, but now a safety issue has been raised, and whether or not the Township is bound by the prior waiver, Mr. Carson felt that the Township needed to address the situation as a public safety issue. Resident Walter French, who arrived in the middle of this discussion, read his March 31, 2009 letter (copy attached) to the Commission regarding his concern over pedestrian safety. The consensus is that the applicant should submit a revised plan with a sidewalk or walkway a safe distance from the cart way. An extension was received until May 30, 2009.

**Metro – Naceville – Springfield Street** – Mario Calabretta, Frank Puchino and Ed Wild presented for the applicant. The property has a 120 foot tall tower and Metro is proposing extending the tower height by 10 feet and attaching additional antennas on top of the tower. The conditional use hearing is scheduled for April 8, 2009. Mr. Wild reviewed the March 11, 2009 Township Engineer’s review letter. Items 1 through 5 are “will complies”. Mr. Carson raised concern that the foundation may not be able to support the additional weight. Mr. Calabretta explained how the monopole structure will be modified with stiffener plates. While members of the Planning Commission failed to see how stiffener plates on the tower addressed the concern regarding the adequacy of the foundation, the consensus reached was that the Township’s code enforcement contractor (Code Masters) will be inspecting the tower and would examine the foundation. Mr. MacNair stated that a land development application is not necessary.

Bruce Fritchman **moved** to recommend to the Board of Supervisors to make certain that the tower structure and foundation are sufficiently strong to support the additional height and wind load by the addition of the antennas on the tower. Pete Lamana **seconded**; the motion **passed** unanimously.

**The Land Group – Route 212** – Jeff Marshall, Heritage Conservancy, presented for the applicant who was not present. The Land Group had previously proposed 99 homes for the property before the adoption of the current zoning ordinance. Mr. Marshall explained that he has been working with Mr. Metzger and looked at a conservation subdivision. Mr. Marshall showed the Commission a plan for the property proposing the land be split into 4 large pieces 50 acres in size each, and a small corner off Route 212 for development consisting of 11 homes.

Mr. Carson stated that the Commission’s review is not hinged upon the open space application. Mr. Marshall agreed, and stated he was asked to come up with a conservation-based subdivision which is contingent upon public funding. Knowing that funding can take a long time to secure, and knowing that the Planning Commission and Township expect reasonable progress on the development plan, Mr. Metzger sent a letter to Terry Clemons indicating that he would offer the Township and/or the County the option to purchase a conservation easement within a 2.5 year period. This period would provide adequate time to “move up” the list of properties awaiting public funding. This offer implies that the applicant is willing to lose “control” of the property for the 2.5 years that the Township and/or County would have the option to buy the conservation easement. Successful purchase would be contingent on approval of funds from public sources, and an appraisal that verifies the option price as negotiated. The BOS had suggested the applicant come to the PC for their recommendation, opinion and comments on the process.

Mr. Carson explained to Mr. Marshall the normal process of plans moving through the Planning Commission. He explained that this is the first time the PC has seen this informal plan, and the Commission needs to have a substantive conversation with the applicant about planning issues regarding the property so the Planning Commission can make a recommendation to the BOS..

Mr. Marshall replied in this case if the Township Supervisors are not willing to enter into this negotiation then there is no plan. Mr. Carson stated that the Planning Commission needs to see an actual plan. Mr. Marshall stated the applicant can't say whether the proposal is for a specific number of houses until they have indication what public funds that the Township is willing to commit. Mr. Marshall said this is not a plan, but a concept. Mr. Carson stated the Commission does informal reviews for concept plans.

Scott MacNair stated that the applicant cannot submit a new plan. When the applicant finally has a plan, if the Township comes up with the money, the applicant is bound by their negotiation. Mr. Marshall and Kevin Fruck agreed.

Mr. Carson stated that the information presented is only a concept, and the Commission will have a conversation with the Supervisors. Until a real plan is presented, they Commission cannot make a recommendation. The Planning Commission encouraged the applicant to go back and have a discussion with the Supervisors and then come back to the Planning Commission.

### **New Business**

a. Central business District discussion – constraints and alternatives for Supervisors' consideration – There was a discussion about having 290 acres in the west end of the Township along Route 309 designated central business district. Bob Wynn explained that 200 acres is too small for a central business district and is constrained with limited access and with natural resources, power lines and the railroad. The consensus was to table the discussion and to re-evaluate the nature of a central business district designated in the Comprehensive Plan, in light of the constraints of the of the proposed site.

### **Old Business- Actions Regarding Pending Plans**

**Pawar Subdivision** – Pete Lamana **moved** to recommend denial of the plan unless an extension is received by before the next Board of Supervisors meeting on April 28, 2009. Scott Douglas **seconded**; the motion **passed** unanimously.

**Correspondence – None**

**Public Comments - None**

### **Planning Commission Comments & Project Reports**

Mr. Carson stated that the Pennsylvania Highlands Trail meeting will be held on April 9, 2009 at the Springtown Fire Company from 7:00 to 9:00 p.m. The Springfield Township wastewater Act 537 public meeting is on April 23, 2009 7:00 to 9:00 p.m. and the UBREACS meeting will be held on April 30, 2009 at the Springtown Fire Company.

### **Adjournment**

At 10:00 p.m., Bruce Fritchman **moved** that the meeting be adjourned. Pete Lamana **seconded**. At 10:00 p.m., the Commission held a work session to review a digital signs ordinance.

Respectfully submitted,

Heather Radick  
Recording Secretary

Next meeting: Wednesday, May 6, 2009