

**Planning Commission Meeting
MINUTES**

August 3, 2005

The meeting was called to order at 7:00 p.m. by Chairman Jim Brownlow and opened with the *Pledge of Allegiance*.

Members present: Jim Brownlow, Stefanie Campbell, Bobb Carson, Scott Douglas, Walt French, Pete Lamana and Barbara Lindtner. Bryan McAdam, C. Robert Wynn Associates, was present.

Planning Commission Comments

Scott Douglas commented on the Springtown Sourcewater Protection Plan currently underway under the guidance of Spotts, Stevens and McCoy. He suggested that everyone should read the preliminary document, particularly chapter 5. He invited those interested to attend the next meeting of the EAC to be held on Thursday, August 11, at 7:30 p.m. in the Township meeting room.

Approval of Minutes

Pete Lamana **moved**, Walt French **seconded**, that the minutes of July 6, 2005, Planning Commission meeting be approved with one correction. The motion **passed** with one abstention, Scott Douglas. (Scott was not present for the July 6 meeting.)

Public Comments (Agenda Items) - None

Confirmed Appointments

Balliet/Kleiner Lot-Line Adjustment – Todd Myers, Cowan Associates, presented for the applicants who were also present. This is a lot-line adjustment being proposed between tax parcels 42-9-144 (currently approximately 15.5 acres) and 42-9-144-1, both located on Wreccics Road east of Richlandtown Pike. The proposed adjustment will convey 0.36 acres from 42-9-144 (Kleiner tract) to 42-9-144-1 (Balliet tract) to give the Balliet's 16,000 additional square feet to enable them to put an addition on the side of their home to accommodate their growing family. There is no proposed new construction in the immediate future.

Referring to the June 22, 2005, letter from the Township engineer, Todd pointed out that Item #1 relating to revision of the zoning data on the plan has been changed as requested, which was acknowledged by Bryan McAdam, Township Engineer.

There were three waivers requested in the July 15, 2005, Township Engineer's review letter involving Sections 504.2.D, 505.16, 506, 512, 513 and 526 of the SALDO. Walt French **moved**; Scott Douglas **seconded** that the waivers be granted. The motion **passed** unanimously.

Scott Douglas **moved** that a recommendation be made to the Supervisors that preliminary/final approval be granted for this lot-line adjustment. Walt French **seconded**; the motion **passed** unanimously.

Terrence Lloyd Lot-Line Adjustment – Todd Myers, Cowan Associates, presented for the applicants. Terrence Lloyd, applicant, was also present. Mr. Alan Miller (TMP 42-12-96-1) is proposing to sell approximately 3,000 square feet of land to Mr. Lloyd (TMP 42-12-97), adjusting the lot line to the east side of the existing shared driveway. An emergency access easement is proposed over the existing shared

drive currently on Mr. Lloyd's property. No improvements are proposed on either tract by this plan. Referring to the Township Engineer's July 15, 2005, letter, Mr. Myers indicated that the applicant will comply with drafting items listed in Bryan McAdam's review letter under numbers 1 and 2.

Barbara Lindtner **moved** to recommend the Supervisors approve the waivers from provisions of the SALDO, Sections 504.2DS, 505.16, 506, 512, 513 and 526, listed in paragraph three (3) of the July 15, 2005, Township Engineer's review letter. Pete Lamana **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** to recommend that the Supervisors grant preliminary/final approval for this plan conditioned upon satisfactory completion of the items listed in the Township Engineer's review letter of July 15, 2005. Pete Lamana **seconded**; the motion **passed** unanimously.

Reese 3-Lot Subdivision (Reed Lane) – John Anderson, Cornerstone Consulting Engineers and Architectural, Inc., presented for the applicant Charles Reese, who was also present. Mr. Reese owns a single lot of approximately 14+ acres at the end of Nemeth Road. Mr. Reese is proposing to subdivide his lot into three (3) single-family parcels, with the existing home staying on the centrally located lot (6.7 acres). There are two additional single-family dwellings planned for the two proposed new lots (3.7 and 4 acres each). Lots will access Nemeth Road, which is to be extended by installation of a 20-foot wide paved cartway and cul-de-sac turnaround within TMP 42-5-16.

This proposal contains extensive modifications to the existing stormwater runoff system that will capture the runoff as it comes to the end of Nemeth Road and pipe it to an area where a more substantial above-ground detention facility will be located. In addition, the plan proposes individual seepage beds for each home to capture roof runoff and recharge that runoff into the groundwater system.

Pete Lamana **moved** that a recommendation be made to the Supervisors to approve the waivers listed in the July 26, 2005, Township Engineer's review letter under #1, A-F for relief from SALDO Sections 403.2.A, 403.4, 505.16, 506, 507, 508, 512, 513, 515, 507.4.B, 504.2.D and 511.2.D. Scott Douglas **seconded**; the motion **passed**. Voting **yes** were Jim Brownlow, Scott Douglas, Pete Lamana and Walt French. Voting **no** were Barbara Lindtner and Stefanie Campbell.

Mr. Reese stated he has no objection to deed restricting these lots from further subdivision.

Because the Commission did not feel comfortable granting preliminary conditional approval before the stormwater issues were addressed, the applicant granted an extension for this plan until September 10, 2005.

Reed Lane 3-Lot Subdivision (Reed Lane) – Roger Lehman, All County & Associates, Inc., presented for the applicant.

After some discussion, Pete Lamana **moved** that a recommendation be made to the Supervisors to approve the waivers listed in the July 26, 2005, Township Engineer's review letter under #1. A-E for relief from SALDO sections 403.2A, 403.4F, 504.2.K, 504.2D, 505.16, 506.4.A, 512 and 513. Also included in the motion was exemption of Stormwater Management Ordinance requirements as listed in Item 2 of the July 26 Engineer's letter. Walt French **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** that a recommendation be made to the Supervisors to grant preliminary conditional approval subject to the passing of the 25-mile per hour speed limit at the public hearing to take place at the Board of Supervisors meeting on Tuesday, August 9, 2005, and subject to completion of the outstanding items in the July 26, 2005, Township Engineer's review letter. Scott Douglas **seconded**; the motion **passed** unanimously.

Sienicke Subdivision (Mink Road) – Scott Mease, Mease Engineering, presented for the applicants Paul and Robert Sienicke, who were also present. This property, comprised of three tax parcels (TMP 42-21-155, 42-21-156 and 42-21-163) containing approximately 27.8 acres, is proposed to be subdivided to create three new parcels, each of which will support a single family dwelling. There is one existing dwelling, and two single family dwellings are proposed.

At the last meeting when this plan was discussed, Mr. Carson, a close neighbor, had some concerns about the location of the home on the proposed lot nearest his property. The prospective buyers were contacted about the type of houses they were planning and where the homes would be located on the properties. The location of the home which was of concern to Mr. Carson has been moved to a location that would be more favorable to him.

The prospective buyers were also agreeable to a shared driveway between lots 1 and 3, as recommended by the Commission at the prior meeting.

After a lengthy discussion about the Planning Commission’s desire to have all three lots deed restricted from further development, Mr. Sienicki agreed to place deed restrictions on each of the three lots.

Barbara Lindtner **moved** that a recommendation be made to the Supervisors to approve the waivers listed in the July 27, 2005, Township Engineer’s review letter under 2.A, B, and C, with the exception that 2.B.(b) needs to be eliminated. [(b) the deed restriction will be nullified if and when the minimum lot size changes from 3 acres. Township should determine whether these conditions to proposed deed restrictions are acceptable” is thus eliminated, both from the waiver request and from the plan under Note 8.] Pete Lamana **seconded**; the motion **passed** unanimously.

Barbara Lindtner **moved** that a recommendation be made to the Supervisors to grant preliminary conditional plan approval based upon compliance with all the engineering issues listed in the July 27, 2005, review letter, with the additional plan change regarding deed restriction outlined by the Planning Commission. Pete Lamana **seconded**; the motion **passed** unanimously.

New Business

The following two plans were received by the Planning Commission and Bryan McAdam indicated they were complete and were thus accepted:

1. Michael Rossetti 3-Lot Subdivision – Preliminary Plan Submission
2. Springtown Knoll (formerly Springtown Country Manor) – Final Plan Submission

Hans Reisman stated that he hoped the Springtown Knoll contained an accommodation for an open space trail as stated in our Comprehensive Plan.

Old Business

The next meeting of the Joint Supervisors/Planning Commission Zoning Ordinance meeting is scheduled for Thursday, August 18, 2005, at 7:00 p.m. Chairman Brownlow indicated that we were trying to complete the review process of the new Zoning Ordinance by the end of October.

Scott Douglas questioned whether the proposed Sourcewater Protection Ordinance will be part of the Zoning rewrite or whether it should be a separate ordinance. Jim Brownlow said a decision will be made on that question at the August 18 Zoning Revision meeting.

Stefanie Campbell also questioned whether the historic overlay would be discussed for inclusion in the revised Zoning Ordinance. Jim said that too, would be discussed at a Zoning Revision meeting after the document listing the historic area(s) involved was received by the Members.

Correspondence

Rolling Hills Subdivision Letter of July 21, 2005 – Jim Brownlow stated that a letter and a new plan have been submitted to the Board of Supervisors for review. It is the applicant's desire that this new plan be accepted under the old Zoning regulations. This plan will be reviewed at the August 9, 2005, Board of Supervisors, but will most likely be referred back to the Planning Commission for evaluation and discussion.

Public Comments

Hans Reisman stated he had planted a native plant flower garden for Lower Saucon Township and would be very interested in doing the same thing for Springfield Township. Jim Brownlow stated that this should be discussed with the Township Manager.

Planning Commission Comments

Stefanie Campbell reminded those present to visit and support their local farm stands.

Adjournment

At 8:55 p.m., Pete Lamana **moved** that the meeting be adjourned. Scott Douglass **seconded** the motion; it **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt, Secretary
Next Meeting: September 7, 2005