

**Planning Commission Meeting
MINUTES**

September 3, 2008

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 and Curtis Reiss. Bob Wynn, Township Engineer; Terry Clemons, Township Solicitor; Rich Schilling, Township Manager; David Taylor, Zoning Officer; and Heather Radick, Recording Secretary, were also present.

Approval of Minutes

The minutes from the August 6, 2008 meeting were tabled until next month.

Public Comments (Agenda Items) –None

Sketch Plans

Allem/Gross Minor Subdivision - Scott Mease, Mease Engineering, presented for the applicant, Dwayne Gross, who was also present. Mr. Mease presented a new application, because the plan was originally submitted and approved under the old ordinance, but no action was taken for over five years. The new ordinance no longer allows a less than 1-acre minimum lot size for a single family detached dwelling, as proposed in the original plan. Mr. Mease stated he felt that the plan not being compliant for minimum lot size is the main issue with the plan proposal. Bob Wynn asked Mr. Mease about the possibility of perking an alternate system. Mr. Mease explained that there is an existing system and an alternate perk system backup on Lot 1 and on Lot 2 it is possible to get a back up in-ground system installed. Bobb Carson asked if the existing system is certified as being adequate. Mr. Mease recalled the system as being certified. Bobb Carson noted that the plan never received final approval and no action was taken, and now it has lapsed. The applicant needs to get a variance because of the new ordinance requiring minimum 1 acre lot size.

Bobb asked the Commission if they want to retroactively approve plans that were approved under a prior ordinance. A roll call was taken, with all members unanimously saying no. The consensus is to not allow a continuance of the old ordinance. Bobb Carson stated that unless an alternative plan is submitted, the applicant will need to get a variance for the plan because it does not meet the requirements of the current ordinance. Mr. Mease suggested another option of proposing 5 lots or dwelling units and a community in-ground sewage system.

Bruce Fritchman asked Mr. Gross why he does not want to continue with the 2 lot subdivision. Mr. Gross replied that he does not want only 2 lots using a community sewage system. Bobb Carson noted that any community sewage system would have to be approved by the Board of Supervisors, and the Township is also in the process of reviewing of the Township Sewage Facilities Plan. Bobb Carson pointed out that the site is on limestone; therefore the Commission will be looking closely at any system that is located on carbonate ground.

Referring to Point 4 of the August 19, 2008 Township Engineer's review letter, Mr. Carson noted that it is conceivable that Springtown will have public sewer sometime in the future. Point 5 is a "will comply". The waiver requests in Point 6 are to be revisited. Points 7 through 9 are "will complies". The Commission will need to look again at the storm water facilities on the plan.

Confirmed Appointments

Grey LLA – Quarry Road – Scott Mease presented for the applicant, Mike Grey, who was also present. Mr. Mease stated that a lot line adjustment is being proposed in order to reduce the size of the current lot so a house can be built. TMP # 42-8-28 is proposed to be reduced from 8.78 acres to 3.5 acres. Bobb Carson inquired if the Commission could accept an application with a signature from someone other than the record property owner. Terry Clemons stated that the Commission should have evidence in writing that the real owner consents to the subdivision on the property, or a document that says Mr. Grey can attend meetings on the owner’s behalf. The consensus of the Commission is that they would need to see the owner’s consent in writing before discussing the preliminary plan.

Curtis Reiss **moved** to table the issue until next month when a written and notarized document is received from the land owner indicating his/her approval of the proposed subdivision. Robert Ritter **seconded**; the motion **passed** unanimously.

Plans to Accept for Review Only – None

- a. Pawar Subdivision – Oak Lane, Shale Road & Winding Road – Bob Wynn noted that the planning modules have not been received. Terry Clemons confirmed that he has had discussions with Mr. Rice’s office about the conservation easement language in the document.

New Business – none

Old Business

- a. Actions Regarding Pending Plans
 - 1. Herman Subdivision – action required by October 9, 2008. Mr. Herman was present and supplied an extension through December 15, 2008.

Correspondence – None

Public Comment – None

Code Enforcement and Zoning Administrator – Issues for discussion

David Taylor noted that a single family dwelling associated with an undefined agricultural use is being proposed in the Planned Industrial (PI) district. He noted there is no specific place in the ordinance that defines what constitutes an agricultural use for which a single family dwelling would be allowed. A single family home is allowed as an accessory to an agricultural use. After a lengthy discussion, it was decided that Terry Clemons will take a look at the ordinance concerning a single family residence as an accessory use.

Mr. Taylor brought to the Commission’s attention that there are no wedding or banquet hall provisions in the ordinance. The Commission will look into possibly broadening what activities fall under accessory farm use. Terry Clemons is to provide the Commission with a different ordinance that has a provision for banquet halls.

Planning Commission Comments & Project Reports

- a. Act 537 revision – update – Rich Schilling received an email from Pio Lombardo that the report will be at the Township by the middle of next week. After a couple of weeks, Mr. Lombardo will visit to discuss the report.
- b. Comprehensive Plan review – Bobb Carson asked the Commission to read over the report that he and Robert Ritter wrote regarding recommendations of the Comprehensive Plan that have not been addressed. The report will be discussed briefly at the next work session.
- c. CCW overlay –to be taken up at the next work session

Planning Commission Work Session

- a. Open Space – Ted Evans – 30 minutes. Ted is updating the 1999 Open Space Plan to meet new county guidelines. Mr. Evans noted that there were 200 acres preserved in 1997, and in 2007 over 1500 acres were preserved. Springfield Township is ranked 3rd in the entire county for total acreage protected using county matched funds programs due in part to its good soils and Cooks Creek natural areas.
Mr. Evans asked the Commission what the Township has done since the 1999 plan, and what the Township would like to do. Bobb Carson suggested that open space linkages and natural corridors could be set aside as open space during the subdivision process at no cost to the Township. He explained that the Commission needs input from the Open Space Committee and the Environmental Advisory Council to define where the linkages and corridors should be located, and the Board of Supervisors will need to establish policies for their procurement or protection and maintenance.

Bruce Fritchman feels the Township needs to identify properties for easements and needs the policy to follow it through. He also feels the need for better coordination with the EAC and OSC.

The plan is to have a brief discussion at the next work session to move a memo on to the EAC, OSC and the BOS. Ted Evans is going to take the 1999 plan and look at what the county is looking for and draft a plan for Springfield Township.
- b. Storm Water Ordinance – discussion, beginning with Article V.

Adjournment

At 10:30 p.m., the meeting was adjourned.

Respectfully submitted,

Heather Radick
Recording Secretary

Next meeting: Wednesday, October 1, 2008