

Springfield Township Planning Commission

Meeting Minutes April 5, 2017

Chairperson Jay Fuggiti called the meeting to order at 7:00 pm with Scott Douglas, Karen Bedics, Dawn Nicholson and Bruce Fritchman present.

Motion by Scott Douglas, seconded by Karen Bedics, to approve the minutes of February 1st. All in favor. Motion carries.

Motion by Bruce Fritchman, seconded by Karen Bedics, to approve the minutes of March 1st. All in favor. Motion carries.

Bradley/Cortner lot line adjustment plan (TMP 42-9-133-1 & 133)—The applicant was represented by Todd Myers, PE of Cowan Associates. The applicant proposes to make the 2 lots roughly coequal in size at 30 acres each. Both parcels currently have a single family detached dwelling and various accessory buildings. Both lots have structures on the Historic Resource List. The applicant will eventually demolish the existing house and stable on 42-9-133-1 and build a new single family dwelling.

The Commission determined Comment #2 of the Township Engineer's review letter was not needed. The Commission expressed concern about further subdivision adjacent to California Road. The applicant would not commit to a deed restriction.

Motion by Scott Douglas, seconded by Karen Bedics, to recommend granting waivers as requested in the applicant's March 8, 2017 letter and recommend approving the Bradley/Cortner Lot Line Adjustment Plan drawn by Cowan Associates dated 2/1/2017, last revised 3/2/2017, under the condition the applicant shall comply with the outstanding items in the Township Engineer's review letter dated March 24, 2017 with the exception of Comment #2. All in favor. Motion carries.

Kelly variance for accessory structures (TMP 42-12-49-3)—The Kelly's have applied for a variance to allow a pole barn and smaller accessory shed to violate the rear and side yard setbacks. The structures were erected without a permit by the previous owners, which was discovered during a resale inspection. The Kelly's agreed to assume responsibility for the violation and seek relief.

Motion by Dawn Nicholson, seconded by Scott Douglas, for the Township to take no position on the application. All in favor. Motion carries.

Stormwater Management Ordinance—The Commission reviewed the Township Engineer's letter dated March 27, 2017 which identified issues within the SMO that needed correcting before the Township could apply for a waiver renewal from MS4 requirements.

Motion by Jay Fuggiti, seconded by Bruce Fritchman, to authorize the Township Engineer to produce a draft of the corrections. All in favor. Motion carries.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Michael J. Brown, Township Manager