

## Springfield Township Planning Commission

Meeting Minutes December 7, 2016

Chairperson Bobb Carson called the meeting to order at 7:00 pm with Jay Fuggiti, Scott Douglass, Bruce Fritchman, Steve Smith and Karen Bedics present.

Motion by Scott Douglass, seconded by Steve Smith, to approve the November 2<sup>th</sup> minutes by removing the phrase, “with one acre required for each additional animal” removed from the discussion on sheep, goats and pigs. All in favor. Motion carries.

**Public comment**—Chris Lerch, owner of Pleasant Valley Auto, asked the Commission to consider adding E3 Auto Repair as an allowed use in the VC zoning district. Mr. Lerch’s use is currently non-conforming and subject to a 50% expansion limit. The Commission said it would consider the request.

**Codification issues (Article IX, Signs, Version 5, 11/29/16)**—Bobb Carson asked for final comments that would conclude this topic:

- Added “Small Signs—Type A and B” to the list of exempt signs so as to allow ‘No Hunting/Trespass’ signs on a property without a permit and at a density that would allow a sign approximately every 100 feet.
- Remove, “consecutive” and “at one time” from temporary sign definition and add “within a 6 month period”. Add same change to temporary sign performance standards.
- Clarify that the restriction on sign illumination is limited to “on-lot” signs and not off-premises signs (billboards).

Motion by Scott Douglas, seconded by Steve Smith, to forward the Article IX draft to the Board of Supervisors with the stated changes. All in favor. Motion carries.

**Codification Issues (historic resource regulations)**—The Commission engaged in a discussion of how to balance the public purpose of preserving historic structures in the face of an owner’s resistant or inability to do so. Specifically, could the Township somehow prevent demolition by neglect. The Commission concluded that the most effective method was to engage property owners and help create conditions where preservation became a sought after goal. It recommended the Historic Commission be the lead agency in that effort. It concluded the Township’s authority and the regulatory tools available to it were sufficiently limited that there was little the Township could do to prevent demolition by neglect. Mr. Smith will investigate whether the Township should expand the number of extra uses afforded to historic structures to encourage preservation. The Commission discussed whether the Township should adopt a property maintenance code tailored to the Township’s character. Mr. Smith will look at various property maintenance codes to see if there were solutions available.

**Codification issues (animal regulations, Version 2, November 30, 2016)**—The Commission continued its discussion of animal density and regulations.

- A.1.(c)—Merge the first two sentences to produce, “The keeping of livestock or poultry shall be limited to lots of at least 5 acres and an animal density of .5 AEU’s per acre, unless a Natural Resource Conservation Service plan allows more.”

- A.1.(g)—Make consistent with A.1.(c) in both density and nomenclature for the plan being required.
- A.1.(h)—Remove all requirements except warning signs.
- A.5—Make the regulation limited to the need to obtain a DEP permit.
- H.5—Remove wording that separates horses from other types of large livestock. Treat chickens, geese, ducks and turkeys the same under the category of “domestic poultry.” Minimum lot size of .25 acres for domestic poultry with a density of 20 poult/acre proportionate to lot size (ie. .75 acres = 15 poults).

The meeting adjourned at 9:31 pm.

Respectfully submitted,

Michael J. Brown  
Township Manager