

Springfield Township Planning Commission

Meeting Minutes February 1, 2017

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

Historic Resource overlay, Version 6, January 21, 2017—The Commission made several syntax and typographical changes. It added the requirement for adding the date photographed in Section D.2.d.

The Commission will review Version 7 at its next meeting. Steve Smith plans to attend the Historic Commission meeting on February 21st. The Historic Commission will be asked to endorse Version 7, specifically the definitions of historic resource classes. The Historic Commission will be asked to verify whether 50 years is the appropriate time cut-off for consideration of historical significance. Members of the Planning Commission expressed concern the cut-off is too recent and could potentially sweep many properties that don't warrant consideration into a historical classification. The Historic Commission will be asked to identify the geographic boundaries of the Springtown Historic District.

Source water protection revisions, Version 1, January 22, 2017—Scott Douglas is the principal author of these revisions and reviewed suggested changes with the Commission.

- Change the performance standards for animal densities to be consistent with newly developed regulations for A1, A5 and H5 uses, and add a requirement that proposed CAFO's in the Source Water Protection District be approved through the Conditional Use process.
- Add a definition for pesticides that makes clear the term includes fungicides, rodenticides and herbicides.
- Remove references to Ordinance 156, which was an amendment to the zoning ordinance and has been already incorporated.

Mr. Douglas will supply Version 2 for the next meeting.

Bucket of minor codification issues—Bobb Carson reviewed the catalog printed on January 27, 2017 with several items offered for consideration:

- Item #1—delete Zoning Section 609.A.(2).(t) & (u) thereby allowing accessory alternative energy uses by right in the PI district.
- Item #10—replace the word, “luminaires” with “lumens” in Zoning Section 502.1.C.1
- Item #11—amend Zoning Section 502.3.B to read: B. Floodlights and spotlights, when permitted, shall be installed and/or aimed so that they do not project their output at neighboring residences, adjacent uses, directly skyward or onto a roadway, ~~so as not to create a nuisance (i.e., nuisance glare) for a neighboring use or property.~~
- Item #12—amend SALDO Section 527.1 to read: Lighting shall be provided along all public streets, within parking facilities and recreational facilities ~~as required by the Township Board of Supervisors.~~ Glare shall be controlled in accordance with Zoning Ordinance ~~nuisance~~ standards. (Refer Section 502 of the Zoning Ordinance).
- Item #19—remove A8 Riding Academy/Stables as allowed uses in the DD District.

- Item #20—amend Zoning Section 404.B.(2).(c).3 (Group Home Land Development) to read: 3) An administrative building, counseling facilities, community center, classrooms, recreation building and outdoor recreation facilities shall be allowed. ~~No commercial uses shall be allowed. The use of any recreation building shall be limited to residents and clients of the facility development and their relatives and invited guests.~~ A retail store shall not be allowed.
- Item #23--remove UCC standards for mobile homes, and collapse uses B-11a (Single-family detached dwelling (<5 lots) and B-11b (Single-family detached dwelling (>5 lots) into B-11 (Single-family detached dwelling).
- Item #24—same as Item #23.
- Item #26—add E19 (Gas Station) to allowed uses in the HC district.
- Item #31—change reference to Zoning Section 501.3.B, .C and .D.
- Item #73--permit use E-3 (Vehicle repair, body and paint shop, vehicle accessory sales) in VC district. Revise Zoning Section 404.E.3.(c) as follows: ~~No vehicle~~ All vehicles shall be stored in the open awaiting repairs ~~for a period exceeding 14 consecutive days, unless~~ shall be screened from all adjacent roads and properties by a fence and evergreen plantings each at least 6 feet in initial height, with a mature planting height of at least 8 feet.

Motion by Karen Bedics, seconded by Bruce Fritchman, to recommend adoption of listed items. All in favor. Motion carries.

The Commission discussed, but did not recommend:

- Allowing the ability to have accessory uses on a lot without a principle use as it's inconsistent with state law.
- Allowing the ability to have temporary uses or structures permanently as it undermines the intention behind allowing temporary uses.
- Allowing the ability to create flag lots as it creates problems with multiple curb cuts.
- Removing central water supply as a requirement to get a bonus density in the DD & VC districts.
- Allowing reduction in impervious surface count by use of pervious paving as there's no way to guarantee maintenance of the paving.

Mobile Home Park regulations—Bobb Carson assumed duties as principal author. The Township's current regulations are contained in Chapter 153 of the draft code and represent an ordinance passed in 1975. There are also regulations in the zoning ordinance for B5 uses. Chapter 153 and Section B5 have many inconsistencies. The Municipalities Planning Code mandates that Mobile Home Park development regulations be contained in a separate and distinct section of the SALDO, which is currently not the case.

Mr. Carson will draft a new section of the SALDO to comply with the MPC. The new section will incorporate appropriate policies from Chapter 153. He'll also draft an amendment to zoning section 404.B.5 to supplement. The Planning Commission discussed whether an annual licensing regimen such as Chapter 153 is needed and concluded it wasn't. The County currently conducts annual inspections of MHP's. Chapter 153 will be recommended for repeal.

Survey topics (January 25, 2017 list)—The Commission members were given until the next meeting to provide any additional topics for the list at which time it will be prioritized.

The meeting adjourned at 9:22 pm.

Respectfully submitted,

Michael J. Brown
Township Manager