

Springfield Township Planning Commission

Meeting Minutes June 7, 2017

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

The minutes of April 5th were amended by striking the line, “the applicants were present,” for the Kelly Variance application. Motion by Scott Douglas, seconded by Steve Smith, to approve the minutes as corrected. All in favor. Motion carries.

Motion by Karen Bedics, seconded by Jay Fuggit, to approve the minutes of May 3rd. All in favor. Motion carries.

Motion by Karen Bedics, seconded by Steve Smith, to approve the minutes of March 16th. All in favor. Motion carries.

Fence regulations—Patricia and Charles Barberry, 1941 Route 212, asked the Commission to consider amending the zoning regulations to allow fences within the road right-of-way if the existing house was non-conforming due to front yard setback. The Barberry’s had a permit denied for right-of-way encroachment. The Commission provided an opinion that the Barberry’s specific case was different because an existing stone wall at the edge of the cartway could be considered a non-conforming structure, therefore placing a fence behind the wall would remain compliant with existing allowances for non-conforming structures. The Commission agreed to take up a discussion about fences and non-conforming structures in the future, but wanted to hear from the Roadmaster how much room should be left from the edge of the cartway.

Front yard setbacks—Dan Walsh, Maple Road, asked the Commission to consider reducing the required size of front yard setbacks in the AD district. Mr. Walsh had a permit for an accessory structure denied because the structure was greater than 300 square feet (has to meet principal building setbacks). The Commission agreed to discuss the appropriate sizes for front yard setbacks in all zoning districts. Bruce Fritchman requested the Township Engineer provide a compilation of neighboring municipalities’ setback requirements.

Carbonate geology lots—The Commission continued its discussion with the May 22, 2017 version of the regulations. The Commission likes the requirement of a geology study for development proposals, but would prefer to minimize the compliance burden for smaller projects. The Commission discussed the idea of providing small projects the means to create a physical, slow infiltration facility rather than require a study. The Commission concluded it needed advice from the Township Geologist and Township Engineer, who will be invited to the next meeting.

The Commission discussed how to solve the issue of readily available mapping products and opted to examine whether the USGS PA State Geologic Survey available on Google Earth would be a sufficient substitute for the 2 products in use now.

Woodland to Ag land conversion—The Commission continued its discussion with the May 22, 2017 version of the regulations. That version proposes to extend the exemption from a Forestry permit to land being cleared for A1, A5, A7 and A8 uses, and to increase the time interval that tree replacement

regulations would apply from 2 to 5 years. The Commission believed that 10 years was a more appropriate interval to preclude a developer circumventing the regulations.

Motion by Karen Bedics, seconded by Dawn Nicholson, to recommend revisions to the regulations with the time interval changed to 10 years. All in favor. Motion carries.

The meeting adjourned at 8:55 pm.

Respectfully submitted,

Michael J. Brown
Township Manager