

Springfield Township Planning Commission

Meeting Minutes October 4, 2017

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

Motion by Scott Douglas, seconded by Jay Fuggiti, to table the minutes of September 6, 2017. All in favor. Motion carries.

Belyea variance application (TMP 42-17-73-1, 2950 Adams Way)—The applicant was present. The applicant seeks to encroach into the rear yard setback by approximately 10 feet. The required setback is 75 feet. The existing house was built with an encroachment into both the side and rear yard setback.

Motion by Scott Douglas , seconded by Karen Bedics, to recommend the Board of Supervisors take no position on the application. All in favor. Motion carries.

Retirement Community/Elder Care zoning regulations)—The Commission discussed various planning factors that would effect an application of this type use so it could create a framework for relevant regulations (Carson memo dated September 28, 2017).

- There are 4 probable components: independent living (not addressed in the current ordinance), assisted living (addressed as a standalone use in the current ordinance), skilled nursing (addressed as a standalone use in the ordinance), and adult day care (addressed as a standalone use in the current ordinance).
- The appropriate zoning districts appear to be the HC and DD.
- Centralized sewer and water service are necessary.
- Community amenities (pools, stores, churches, hobby shops, etc) should be limited to the residents, staff and guests of the community.
- Independent and assisted living units could be any type (single family to apartment) and should be regulated by type.
- Undecided on whether to allow density bonuses for including affordable units.
- Require adequate backup power to critical features.

The Commission would like to have information about independent:assisted:skilled bed ratios for market viability. Mike Brown will get information.

Zoning Ordinance revisions, Wood Fired Boilers—The Commission agreed a new accessory use for this activity should mirror Chapter 91 of the pending Code. The use will be allowed in the WS, AD, RP and RR zoning districts.

The meeting adjourned at 9:05 pm.

Respectfully submitted,

Michael J. Brown
Township Manager