Planning Commission
MINUTES

October 15, 2026

Meeting Held at Springfield Township Building

Members Present: Angela Kelly, Dave Long, Bruce Whitesell and Nicole Zane
Members Absent: Neil O'Brien, Travis Pantaleo, and Dawn Nicholson
Also Present: Lorna Yearwood and Jim Nilsen

Ms. Kelly called the meeting to order at 7:06 p.m. and opened with the Pledge of Allegiance.

NEW BUSINESS

Township GIS

Ms. Yearwood presented an ArcGIS software project obtained and funded through a grant by the Thriving Earth Exchange. She demonstrated layer and system features such as FEMA flood zones, polling places, trail overlays and preserved properties. Credentials were distributed to members to test the application.

OLD BUSINESS

No Old Business was presented.

APPROVAL OF MINUTES

Motion made by Mr. Long, seconded by Ms. Kelly, and unanimously carried to approve the August 20, 2026, meeting minutes.

Motion made by Ms. Zane, seconded by Mr. Whitesell, and unanimously carried to approve the September 2, 2026, meeting minutes. Mr. Whitesell questioned the incorporation of full engineering review letters item-by-item or reflections of meeting comments. Mr. Long and Ms. Kelly clarified that by recording specific comment numbers, along with the applicant's explicit verbal commitment to comply, creates a concise record without duplicating the review letter.

CORRESPONDENCE

No correspondence.

PUBLIC COMMENTS

No public comment.

ADDITIONAL COMMENTS

No additional comments.

COMMISSION COMMENTS

Mr. Long –

- Drafting of the Event Venue Ordinance is ongoing. A cover letter and full draft proposal is expected to be submitted to the Planning Commission at the November 4, 2026, meeting.
- Mr. Long raised the potential need for a municipal weapons/shooting ordinance to regulate discharging firearms and shooting hours (ex. Sunday morning target shooting). Members acknowledge firearm regulation is a contentious topic requiring explicit directives and intent guidelines for the Board of Supervisors before the Commission undertakes drafting.

Ms. Kelly –

- An update was provided from the recent Board of Supervisors meeting. The Board voted positively to instruct the Township Solicitor to draft the noise provisions into official zoning ordinance format. Once drafted, the ordinance will return to the Planning Commission, be advertised, and undergo a formal public hearing before the Board of Supervisors. Ms. Yearwood noted that an upcoming meeting with the Zoning Officer and the Police Chief regarding enforcement logistics is scheduled for late November.
- Revised application materials were received by Township Staff, and the item is scheduled for formal review at the November 4, 2026, Planning Commission meeting, pending Township Engineer's review.
- An announcement was made that Mr. Pantaleo is scheduled to present the proposed Data Center Ordinance to the Board of Supervisors at their October 27, 2026, meeting. She informed the Commission that Bucks County Planning Commission's review of Dublin Borough's recent data center ordinance yielded extensive comments. Mr. Long sent a copy of the review to Mr. Pantaleo, who is reviewing the county's feedback to make any necessary revisions to Springfield Township's draft. Mr. Whitesell noted that the Pennsylvania Association of Realtors has hosted educational programs regarding consumer disclosure requirements and real estate impacts associated with data center developments.
- Positive feedback was received from the Board of Supervisors regarding Planning Commission members personally presenting draft ordinances with explanatory cover letters.

Ms. Zane -

- Detailed safety concerns were raised regarding developers and contractors on Moyer Road repeatedly blocking the narrow roadway with tri-axle trucks, trailers, and skid steers. Ms. Zane shared the Police Chief's indication that existing enforcement power is limited once vehicles move. Mr. Nilsen explained that work on state roads (ex. 412) requires PennDOT flagger certifications and single-lane closure permits, but municipal roads rely on local ordinances and state vehicle code enforcement. Mr. Nilsen highlighted that parking on a road edge without a clear 300-foot line of sight creates an illegal traffic hazard and is subject to citations. Ms. Zane pointed out that the developer will request waivers for a major subdivision of Moyer Road to avoid constructing internal roads. Mr. Nilsen suggested evaluating township road rights-of-way, widening roads by 3-4 feet to establish full two-lane pass-ability, and assessing structural road safety as home density increases. Ms. Zane stated she will attend the upcoming Board of supervisors meeting as a private citizen to request that the Board direct the Township Solicitor and Police Department to evaluate street obstruction penalties, flagger requirements, and road safety measures.

Mr. Whitesell –

- Statewide ADU legislation passed the Pennsylvania House of Representatives and cleared a Senate committee. While unlikely to pass in the current session, it is expected to be prioritized in the new session. Springfield Township's existing ADU ordinance will position the municipality well to adapt once state requirements are finalized.
- The Scenic Overlay project could likely conclude by year-end, as recent MAP study findings indicate it may no longer be necessary due to extensive township land preservation efforts.

ADJOURNMENT

Motion by Mr. Whitesell, seconded by Ms. Kelly and unanimously carried to adjourn the meeting at 8:22 PM.

Respectfully submitted,

Rich Pursell
Township Manager