

**Planning Commission Meeting
MINUTES**

November 2, 2005

The meeting was called to order at 7:00 p.m. by Vice Chairman Walt French and opened with the *Pledge of Allegiance*.

Members present: Stefanie Campbell, Bobb Carson, Scott Douglas, Walt French, Pete Lamana and Barbara Lindtner. Member absent: Jim Brownlow. Bryan McAdam, C. Robert Wynn Associates, was present.

Planning Commission Comments

Walt French commented on correspondence received from the engineers of the Locust Valley Sketch Plan received. The cover letter states that they want input from Springfield Township only on the street layout and stormwater provision which will be in our Township. Walt feels that their request is not in line with the definition for the purpose of a sketch plan as defined in our SLDO. Planning Commission Members agreed that the information submitted by McGrath Homes was not adequate to provide the information requested. Information for this letter was provided to the recording secretary who will advise McGrath Homes to review Section 401 of the SLDA and to provide adequate information for us to review as a complete sketch plan. *(Subsequent to this meeting, it was determined that the October 26, 2005, letter issued by our engineer covered the concerns expressed by Members at this meeting. Therefore, a second letter was not mailed by the recording secretary.)*

Approval of Minutes

Pete Lamana **moved**, Scott Douglas **seconded**, that the minutes of October 5, 2005, Planning Commission meeting be approved with the addition of a second sentence to the Sienicki Subdivision, New Business Resumed (page 4) stating “Although the applicant does not agree with this condition, it was suggested by him to enable the plan to move forward to the Board.” The motion **passed** unanimously.

Public Comments (Agenda Items)

Bobb Carson noted that the Reese Subdivision, listed under New Business for action, was removed from the agenda because we received an extension.

Drs. Louis and Kathryn Zanione (Giffert Way) and Armand DiYenno (Giffert Way) sent letters to the Planning Commission listing stormwater problems that affected their properties. This runoff appears to be coming from the Reese home (located at the end of Nemeth Road) constructed several years ago. Both families are concerned that these runoff issues be corrected before any additional subdivision takes place.

The letters were referred to the Township Engineer to investigate the problems identified.

Sketch Plans & Friendly Reviews – None

Confirmed Appointments

Sartori 3-Lot Subdivision (Hunter Road & Route 412) – Scott Mease, Mease Engineering, presented for the applicant Donald Sartori, who was also present.

This 31-acre property is located in the RR District on the northeast intersection of Hunter Road and Route 412. The subdivision proposal is for a 2-acre road-front lot, Lot 2, another road front lot which would be about 4 acres and a flag lot, coming in off Hunter Road beside Lot 2, which would be approximately 8 acres in size. The remaining 19 acres would stay with Lot 1, located along Route 412 with a small frontage on Hunter Road. A shared driveway is proposed for Lots 2 and 3.

Mr. Mease brought the planning module signed by the Department of Health with him. Referring to Bob Wynn's October 17, 2005, review letter, Scott asked for direction from the Members on some of the comments. He also requested that the waivers listed in Item 1 be granted.

Following a question from Bobb Carson about future subdivision, Scott Mease indicated that the applicants are agreeable to no further subdivision of these lots, and a note to deed restrict will be added to the plan. The Members asked that the applicant consider a Conservation Easement rather than deed restriction, if this would not complicate the plans the owners have for using their properties in the future.

With regard to the waivers requested in Item 1.A-E, Pete Lamana **moved**; Scott Douglas **seconded**, that a recommendation be made to the Supervisors to grant the waivers with these modifications:

B. Natural resources will be added to the plan and 100-year flood plain study will be done.

E. Note will be placed on the plan that Lots 2 & 3 will access their properties using a shared driveway.

The motion **passed** unanimously.

Prime Properties 5-Lot Subdivision (Cherry Road) – Kirk Clauss, Schlosser & Clauss Consulting Engineers, Inc., presented for the applicants, Prime Properties.

Mr. Clauss indicated his purpose at this meeting is to introduce this current plan and answer any questions the Members have. This plan was before the Members under a different developer and in varying forms. This current proposal is for 5 lots located in the VR and RR Zoning districts, with the majority of the tract zoned VR. Private wells and public sewer (Milford/Trumbauersville Sewer Authority) are proposed for the lots.

The Members questioned Item 4 of Bob Wynn's September 15, 2005, review letter regarding whether this plan can be reviewed while another version of this plan which is currently under appeal from a Zoning Hearing Board decision. Attorney McNamara advised that multiple plans can be submitted and reviewed. However, before any of the plans is given final approval, the other plans must be withdrawn. Mr. Clauss stated for the applicant that the appeal would be withdrawn if final approval was forthcoming on this plan.

Mr. Clauss requested feedback on whether the applicant would be required to do the well impact study for these 5 lots, each of which is close to 1 acre. It was the consensus of the Members that the well impact study (Section 408; SLDO) should be done because this is required in our ordinance and because the tract is surrounded by properties with individual wells.

Mr. Clauss is planning substantial revision of the lot sizes/property lines to comply with the stormwater and other issues identified by the Township Engineer in his review letter.

Because only 5 EDUs are still available from the Milford/Trumbauersville Sewer Authority, Bob Wynn questioned whether perc testing has been done on Lots 1 and 2, should on-lot systems be required.

Michael Rossetti 3-Lot Subdivision (Harrow Road) – Todd Myers, Cowan Associates, Inc., presented for the applicant.

In line with Bobb Carson's suggestion at the August Planning Commission meeting, the driveway in this submission has been changed to access all three lots. Following resolution of the sight-distance issues related to the new placement of the driveway, Mr. Myers will need a letter from the Township in order to proceed with obtaining a permit from PennDOT. There was no action taken on this plan.

New Business

Reed Subdivision (final plan) and Cohen-Martin Lot Line Adjustment were received subject to the Township Engineer's review for final acceptance.

No action was taken on Reese Subdivision, as an extension was received until December 14, 2005.

Old Business

The 15th Joint Meeting of the Planning Commission/Board of Supervisors Zoning Revision Team is scheduled for November 17, 2005, at 7:00 p.m.

Correspondence

Lower Saucon Township Draft Mini Open Space Plan - Bobb Carson's written response to the Lower Saucon was endorsed by the Planning Commission and will be mailed by the recording secretary to Lower Saucon so that it is received by the November 4 date by which they need it.

Bobb also prepared a second sheet of comments that may be helpful for Springfield Township when we amend our own Open Space Plan.

A discussion was held about the fees for subdivisions earmarked for parks that are included in the Lower Saucon Draft. It was the consensus of the Members that our own Parks and Recreation Committee should be re-established and become active. The Township already owns good park property, but planning is needed to alleviate concerns of private land owners whose properties adjoin the township park property should the Township develop a walking trail that adjoins their properties. If Springfield Township institutes such a fee structure, the stormwater work and maintenance needs required for a walking trail and/or park would be covered.

Bob Wynn pointed out the difference between East Rockhill's walking trail and Hilltown Township's walking trail. East Rockhill's trail is more remote, and thus suffers a great deal of vandalism. Most of the walking trail in Hilltown Township is visible from the roads and they have virtually no vandalism.

The PC Members encouraged Pete Lamana to ask the Supervisors to begin the process of appointing the Parks and Recreation Committee. This group could then do a study of what would be required to institute Springfield's park system.

Reese Subdivision – Letters were received from two neighbors and discussed earlier in these minutes under Public Comments.

Public Comments & Planning Commission Comments

A resident asked if the PC knew when Rolling Hills would be on the agenda again. Although they couldn't answer this, Walt French questioned how the current submission, which differs drastically from the initial submission, can come in as a revised plan. This is further complicated by the fact that the PC has never discussed their initial submission. Barbara Lindtner stressed that it is important that we follow the ordinances and use the planning process carefully in working with this subdivision.

Adjournment

At 9:05 p.m., Scott Douglas **moved** to adjourn the meeting, Pete Lamana **seconded** the motion and it **passed** unanimously.

Respectfully submitted,

Sandra L. Everitt, Secretary
Next Meeting: December 7, 2005