

Board of Supervisors

MINUTES

May 12, 2015

Supervisors Present: Karen Bedics, Volker Oakey, John Oehler and Robert Zisko

Also present: Michael Brown (Township Manager) and Jason Wager (Secretary/Treasurer)

Vice-Chairperson Zisko called the meeting to order at 7:30 p.m. and opened with the Pledge of Allegiance.

Approval of Minutes

Mr. Oakey **moved** to approve the April 28 minutes as amended. Ms. Bedics **seconded**; the motion **passed** with Mr. Oehler abstaining for not being in attendance.

Public Comment on Non-Agenda Items

Phil Pattison, 965 Povenski Road, questioned the parameters of the septic pumping report sent out by the Township. He stated he lives alone and does not feel he should be required to pump every three years and hopes the Township can look into lengthening the periodic pumping schedule for people in those circumstances. The Board assured Mr. Pattison they enacted the least restrictive requirements for the Act 537 ordinance passed in 2013 and the Township will look into Mr. Pattison's request. The Board suggested contacting Senator Mensch and Representative Staats to voice his concerns.

Steven Keyes, 1933 Quarry Road, inquired about the start date to for the pumping requirement. Mr. Brown stated January 1, 2015 is the start date for all residents.

Planning Matters

Yerkes variance – Mr. Brown briefed the Board about the Yerkes Variance Application where Mr. Yerkes would like the ability to sell automobiles, an E-2 Vehicle Sales use, which is not a listed option found in Section 602 of the zoning ordinance for a property located in the Resource Protection Zoning District. Mr. Yerkes needs this variance to obtain a dealer license from the state. The Board reviewed and discussed the application including the recommendations from the Planning Commission. Mr. Yerkes confirmed he has been selling about 12 cars per year from this location, mostly via the internet and the location has been in use as an auto repair business (E-3 use) since the 1970's. The Board and Planning Commission agreed to allow Mr. Yerkes to continue his business as he has conducted in the past with some conditions and to prevent any new future owner from overexpansion, excess advertising and light that would not normally be allowed in a Resource Protection Zoning District.

Mr. Oehler **moved** to support the variance application of Steve Yerkes for an E-2 Vehicle Sales use at TMP #42-008-021-001 under the following conditions: there shall be no additional exterior lighting installed (no "car lot" illumination) as security lights for the vehicles sales lot, there shall be no banners, balloons, or advertising signs other than those required to meet the minimum requirements of the Commonwealth or permitted by

the Zoning Ordinance of Springfield Township for the zoning district wherein the use exists, and the application shall provide a plot plan with an accurate depiction and measurement of the footprint for the existing use and calculated impervious coverage. Ms. Bedics **seconded**; the motion **passed** unanimously.

Governmental Matters

There were no governmental matters to discuss.

Old Business

There was no old business to discuss.

New Business

Presentation by EAC – Lorna Midgelow-Yearwood, member of the EAC, presented information on energy cost reduction and alternative energy options for the Township street lights and Township buildings. If the streetlights were outfitted with LED lights, there would be a 40% to 80% energy reduction; however the cost to take ownership from PPL is substantial. PPL is soon to seek new street light tariffs and start retrofitting to LED's on its own initiative. The EAC is recommending the Township write to the PUC to ensure maximum energy savings is passed to all municipalities. Ms. Midgelow-Yearwood discussed the municipal building's energy use to reduce both cost and carbon footprint. The EAC got estimates for the use of ductless, mini-split heat pumps (reducing heating and cooling costs 70%) for the Township building. The EAC concluded a wholesale change wouldn't be cost effective, but as existing units need replaced this option should be first option considered. The EAC investigated installing solar panels on the roof of the building, which could eliminate grid electric use altogether. The EAC concluded shifting to solar was too capital intensive for the expected period of return. The EAC recommends budgeting for a full-blown energy audit to be conducted in 2016. The EAC recommends purchasing electricity from renewable suppliers to reduce the Township's carbon footprint.

Frank Hollenbach, 600 Rocky Valley Road, suggested insulating the building to make it more efficient and **Jim Nilsen**, 1636 Pleasant View Road, discussed looking into PPA with companies that work with small companies.

Correspondence

There was no correspondence to review.

Public Comment

There was no public comment.

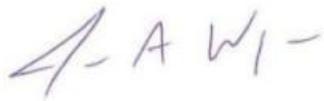
Supervisor Comments

There were no Supervisor comments.

Adjournment

At 8:20 p.m., Mr. Oehler **moved** to adjourn the meeting. Mr. Oakey **seconded**; the motion **passed** unanimously.

Respectfully submitted,

A handwritten signature in blue ink that reads "J. A. Wager". The signature is written in a cursive style with a horizontal line at the end.

Jason A. Wager
Township Secretary/Treasurer

Next meeting: May 26, 2015
Approved: May 26, 2015