

Planning Commission Work Session Meeting Minutes
April 21, 2016

Members present: Bobb Carson (Chairman), Karen Bedics, Scott Douglas, Bruce Fritchman, Jay Fuggiti, Stephen Smith

Also present- Mike Brown (Township Manager), Lorna Yearwood

Bobb Carson called the meeting to order at 7:00PM.

Bobb addressed Ms Yearwood who had attended the meeting in order to discuss her ideas regarding the revitalization of Springtown. As the members had not had the opportunity to review her ideas and she was not on the agenda for the work session, she was asked to return on May 4th at the regularly scheduled Planning Meeting, to review her proposals. Bobb will place Ms Yearwood on the agenda for that meeting. Mike Brown read the minutes from the Board of Supervisors meeting several years ago when they reviewed the previous Springfield Study and determined at that time to take no action. Mike will circulate the previous study to the members for their review and it will be discussed at the next meeting (May 4th). Mike will also check to see if there is anything in previous Planning Commission Meeting minutes regarding the former study.

The first order of scheduled business was to review Version 5 of Zoning Ordinance Article 11 (Nonconformities). Some minor word changes were discussed for paragraph 101.A. Bobb will incorporate them into what should be the FINAL version to be approved at the May 4th meeting.

We then discussed Article 5, paragraph 501.3.C & D of the Zoning Ordinance, Front Yard Requirements. We will review this further in a future meeting to insure it is not in conflict with any other articles.

As a follow-up to the April 6th discussion on the Source Water Protection Map prepared by Mr. Brahler, Scott will attempt to find the original study on the Source Water Protection Area Calculation conducted several years ago in Springfield Township.

Steve presented Version 1 of Zoning Ordinance Article 4, Paragraph 404.H (Accessory Uses). A great deal of discussion took place and many ideas were presented. Steve will consider all comments and incorporate them into a Version 2 to be discussed at the May 4th meeting.

As a result of the Accessory Use discussion, Mike will add Article 5, Paragraph 501.4.A.3 to the codification worksheet. It must be indicated that no structure authorized under this provision can be used as a dwelling. He will also add Article 5, Paragraph 504.9 to the codification worksheet. Here it is necessary to add "pervious pavers" to the list of acceptable surfaces.

Scott moved, Steve seconded and Bobb adjourned the meeting at 8:55PM.