

Springfield Township Planning Commission

Meeting Minutes December 6, 2017

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

Motion by Steve Smith, seconded by Karen Bedics, to approve the minutes of November 1, 2017 minutes after correcting misspelling of Mr. Fuggiti's and Mr. Douglas' names and amending the attendees list to include Mr. Douglas. All in favor. Motion carries.

Alcohol/Drug Treatment rehab facility—Neil Sullivan, representing Sean Smith, asked the Commission whether it would look favorably on adding alcohol/drug treatment facilities to the list of allowed uses in the AD zoning district. Mr. Smith wishes to purchase a 40 acre parcel near Moyer Road and Route 212 to establish such a facility on 3-5 acres of the tract. There was a tentative discussion about donating the remaining land to a conservation easement. Mr. Sullivan distributed architectural renderings. He said the facility would house 7 detox beds and 21 residential beds.

The Commission did not offer to amend the ordinance to allow this use in the AD district and directed Mr. Sullivan to the variance process with the Zoning Hearing Board.

Zoning Ordinance revisions, A3 Forestry uses (Section 404.A.3.b.1 (11/3/2017))—The Commission endorsed removal of the “dead or dying trees” exemption from the permit requirements. Steve Smith offered to write an amendment to leave the exemption in place for orchard uses. Tabled to next meeting.

Retirement Community/Elder Care zoning regulations—The Commission continued this discussion with the memo dated November 29, 2017 and a memo with West Lampeter Township regulations dated November 15, 2017. Salient points of the discussion:

- 10 acre lot minimum is warranted
- Independent living units don't warrant special densities above what is available to regular housing
- Facilities should be limited to arterial or collector roads
- There's no need to mandate outside recreation amenities
- If a development is to be done in phases, there's value in mandating the skilled care facility be built first.
- Respite/adult day care must be integrated into the main facility
- Medical Services facilities (as defined by West Lampeter) should be limited to residents of the facility rather than open to the public as a whole
- Max density based on beds = 10 DU/acre. 2 beds = 1 DU
- Impervious surface limits will mirror the underlying zoning district

Other matters—Bobb Carson announced that Scott Douglas and Bruce Fritchman were stepping down from the Planning Commission. He asked all members to provide a name for recruitment purposes.

The meeting adjourned at 8:55 pm.

Respectfully submitted,

Michael J. Brown
Township Manager