

**Planning Commission Meeting  
MINUTES**

May 2, 2012

The meeting was called to order at 7:00 p.m. by Bobb Carson and opened with the *Pledge of Allegiance*.

Members present were: Bobb Carson, Scott Douglas, Bruce Fritchman, Stephen Smith, John Chilton, Karen Bedics and Curtis Reiss.

Rich Schilling, Township Manager; Bob Wynn, Township Engineer and Scott MacNair, Township Solicitor were also present.

**Approval of Minutes**

Stephen Smith moved to approve the April 4, 2012 minutes as amended. Karen Bedics seconded; the motion carried.

**Public Comments (Agenda Items) - None**

**Sketch Plans - None**

**Confirmed Appointments - None**

**Plans to Accept for Review Only – None**

**New Business**

**a. Conditional Use Application:** Brandywine Transportation Inc. – Route 309 & Springfield Street – Stephen A. Shelly, Esq., presented for the applicant, William Gross of Brandywine Transportation Inc., who was also present. Property owner Donald Metzger of Liberty Home Development Corporation and Scott Mease, Mease Engineering, were also present.

The applicant proposes to lease 5 acres of a portion of TMP#42-4-75 and TMP# 42-4-76, which are currently in the PI Zoning District, for bus parking. A 10x14 equipment shed and a 10,000 gallon above ground fuel tank are also proposed.

Mr. Schilling expressed concern about traffic with 50 buses leaving and returning from the lot. Mr. Gross explained that the buses will be leaving at the same time in the morning and returning at staggered intervals in the afternoon. Another concern raised was the issue of the traffic light at Route 309 and Springfield Street. The green light is short and may have to be changed. Mr. Wynn noted there is no dedicated left turn signal on Route 309. Mr. Wynn said that in order to create a left turn arrow at the light, a traffic study would be done, and PennDOT would have to approve a revision to the traffic signal permit plan. The traffic light is owned by Springfield Township and the Township would be responsible for making the change.

Mr. Mease reviewed the 04/26/2012 Township Engineer’s review letter. Item 1A regarding the appropriateness of the proposal to the character of the area, is a “will comply”. Item 1B regarding submitting a traffic impact study is a “will comply”.

Mr. Fritchman said he felt it would be undesirable for the buses to use Springfield Street and would prefer the buses exit to 309.

Item 1C refers to having the plan show comparison to actual area and dimensional information with the parcels. Mr. Mease will speak with Mr. Wynn regarding what information should be shown on the plan.

There was a discussion whether a new lot is being created without any access. It was concluded that the applicant’s proposal will preclude the use of the remainder of the property. Mr. Metzger agreed to move the trailers and install a fence in lieu of using buffer vegetation. There will be no water or sewer on the two parcels, and it is

proposed that the buses will be washed across the highway at the Kenworth dealer as referred to in Item D. Item E regarding acquiring permits for the proposed fuel tank is a “will comply”.

Item 1F regarding suitable use of the site regarding items such as steep slopes and wetlands is a “will comply”.

Item 2 and 3 are “will complies”.

Item 4 A-D are “will complies”.

Scott Douglas **moved** to recommend to the Board of Supervisors approval of the conditional use application conditional upon the items listed in the 04/26/2012 Township Engineer’s review letter, and compliance of the following items discussed this evening as follows: buses must only exit out onto Route 309 and return from Route 309; the applicant will perform a traffic impact study in compliance with SALDO Section 406 and the applicant will bear the cost of any revisions that would be made to the traffic signal at Route 309 and Springfield Street as required by PennDOT; a gate is to be added on the south side of the bus parking lot fence for access to the stone parking area; the applicant will move the trailers along the frontage of Springfield Street to the rear and install a chain link fence along Springfield Street; the parking area is to be secured by a lock during hours of non-operation; the applicant shall obtain all required federal state and local approvals relative to the storage and handling of fuel and a PPC Plan will be prepared for implementation in the event of leakage and or spillage of fuel; bollards are to be installed for protection of the fuel tank to be installed in the parking area; the Planning Commission is recommending to the Board of Supervisors waiver of land development approval; lighting will comply with Section 501 of the Springfield Township Zoning Ordinance, and all applicable zoning permits shall be secured. Stephen Smith **seconded**; the motion **carried**.

#### **Old Business**

**Correspondence - None**

**Public Comments - None**

#### **Planning Commission Comments & Project Reports**

**Bruce Fritchman** commented on the previous GIS/Layers coverage discussion. He would like to add the locations of the various storm water structures into the GIS layer in order to periodically inspect them.

#### **Adjournment**

Curtis Reiss **moved** to adjourn the meeting at 8:10 p.m. Stephen Smith **seconded**; the motion **carried**. The Planning Commission held a work session to discuss agenda items for the meeting with Open Space Committee on May 17, 7:00 p.m.

Respectfully submitted,

Curtis Reiss  
Secretary

Next meeting: Wednesday, June 6, 2012