

Springfield Township Planning Commission

Meeting Minutes May 2, 2018

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

The Commission opted to approve all minutes at the next available meeting rather than approving workshop minutes only at workshops. Motion by Jay Fuggiti, seconded by Steve Smith, to approve the minutes of April 4, 2018. All in favor. Motion carries.

Fox Variance application (TMP 42-22-15 & 18); Lehnenberg Road—The applicant was present and represented by Kristin Holmes, PE. The applicant purchased the lots a year ago and intends to build a single family detached dwelling, an allowed use. The applicant purchased the property with an improved driveway, however the driveway traverses slopes greater than 30% that was never properly permitted by the previous owner. The driveway is 0 feet from the side lot line as well, not the required 5'. The driveway entrance does have a required PennDot permit. The applicant seeks a variance to remedy the defect caused by the unpermitted driveway traversing prohibited slopes and to allow a 0 foot side yard setback for the entrance. Applicants agreed to get a required NPDES permit.

Motion by Dawn Nicholson, seconded by Karen Bedics, to recommend the Township support the variance application and ask the Zoning Hearing Board to impose the condition that the applicant must combine the 2 lots into one. All in favor. Motion carries.

Schaffer Minor Subdivision (TMP 42-4-135, Povenski & Salem Road)—The applicant was represented by Scott Mease, PE. The applicant seeks to create a new lot of 3 acres for single family detached dwelling use, leaving a residual tract of 27.6 acres with a single family detached dwelling and 2 barns.

The Commission discussed the Township Engineer's review letter dated April 24, 2018 and the applicant's request for waivers dated May 2, 2018. The applicant expressed willingness to comply with the outstanding items in the review letter.

Motion by Steve Smith, seconded by Angela Kelly, to grant waivers as requested in the applicant's letter dated May 2, 2018 with the following conditions:

- Add a plan note on wetlands delineation in the event of future development of Lot #1.
- Applicant agrees to pay a fee-in-lieu of required street improvements.
- Add a plan note saying that street improvements may be required for Lot 2 in the event of future development of Lot 1.

All in favor. Motion carries.

Ordinance 191, fixes to the Code of Ordinances—The Commission resumed discussion of two topics:

1. Off premises advertising signs. Motion by Steve Smith, seconded by Karen Bedics, to remove current subsection 903.G.3 and to make the setback from the road right-of-way 25 feet. All in favor. Motion carries.
2. Motor Vehicle Race Track (E 26). Allow the use as a conditional use in the PI district on a minimum lot size of 10 acres. Steve Smith will produce a revision with specific performance standards for the next meeting.

The Commission cancelled the May work session.

The meeting adjourned at 10:22 pm.

Respectfully submitted,

Michael J. Brown
Township Manager