

Springfield Township Planning Commission

Meeting Minutes May 3, 2017

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

The minutes of April 5th were not available for review and the Commission tabled them until the next meeting.

Zisko/Genova lot line adjustment (TMP 42-20-35 and 42-20-33). The applicants were present and represented by Scott Mease, PE. The plan proposes to shift the lot line to add 7 acres to Genova's property from Zisko's 22 acres. No new construction is proposed. The applicant agreed to comply with all the outstanding items in the Township Engineer's April 20, 2017 review letter.

Motion by Steve Smith, seconded by Jay Fuggiti, to recommend granting waivers per the applicants' April 12, 2017 letter. All in favor. Motion carries.

Motion by Karen Bedics, seconded by Steve Smith, to recommend plan approval under the condition the applicant shall comply with all outstanding items in the Township Engineer's review letter dated April 20, 2017. All in favor. Motion carries.

Carbonate geology lots—The Commission discussed regulations affecting carbonate geology lots as defined in Section 509.I. One problem to solve is the lack of adequate mapping to identify carbonate geology lots. Scott Douglas offered to search his computer for shapefiles related to carbonate geology mapping associated with Cooks Creek Watershed Association sponsored studies. The Commission also discussed the text of the regulations for achieving its intended public purpose. Bobb Carson reviewed the April 26, 2017 draft that was developed in consultation with a geologist at Lehigh University. The Commission recognized that compelling a geology study for even small projects substantially added to the cost, but the risk to public health, safety and welfare from unfettered changes in carbonate geology areas outweighs the individual inconvenience.

- The Commission determined that the risk of unregulated impervious surface was substantial enough that the 1000 square foot exemption available in the stormwater ordinance should be reduced to 500 square feet when a building proposes a footer on a carbonate geology property, and that the stormwater ordinance should be amended to make it consistent with the zoning regulations.
- The Commission also reduced the size of required test pits from 20 feet to 6 feet.
- The Commission opted to remove the requirement that the applicant have a PE or qualified geologist on site full-time during the entire construction process in favor of being there for test holes only.
- The Commission questioned the need for 20 copies of the geologist's report.

Bobb Carson will submit another proposal for the next meeting.

Stream mapping—Mike Brown raised the issue of stream and wetland mapping that might trigger environmental protection standards. Presently, the zoning map has only major streams mapped imperfectly, but the ordinance applies standards to intermittent and ephemeral streams as well. For major projects that have a design engineer, it's not such a big problem, but for household projects there's a dearth of useable mapping product to know when a trigger point gets hit. Scott Douglas

offered to search his computer for shapefiles related streams associated with Cooks Creek Watershed Association sponsored studies. The Commission will consider adding a “known streams and wetlands” map to the ordinance.

The meeting adjourned at 9:00 pm.

Respectfully submitted,

Michael J. Brown
Township Manager