

Springfield Township Planning Commission

Meeting Minutes November 7, 2018

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

Motion by Karen Bedics, seconded by Jay Fuggiti, to approve the minutes of October 3, 2018 with the addition of recognizing Mr. and Ms. Tolson's presence during the discussion of the lot line adjustment. In favor—Bedics, Hague, Fuggiti, Nicholson. Abstain—Smith, Carson, Kelly. Motion carries.

Rossi Lot Line Adjustment (TMP 42-20-20, 22 & 23; 14-2-79); Pullen Station Road—The applicant was present and represented by Doug Waite, PE of Gilmore Associates. The plan submission is dated September 18, 2018 and the Township Engineer's review letter is dated September 26, 2018. The application proposes to reconfigure all lot lines, but to keep the number of lots the same. The property is slated for an agricultural easement and the applicant wishes to redistribute the land prior to preservation for the purpose of estate planning. There is no development proposed in Springfield Township. The conservation easement contemplates a building envelope for a new single family dwelling in Haycock Township adjacent to Pullen Station Road.

Mr Waite said the applicant will comply with all the outstanding issues in the Township Engineer's review letter. The Commission was unwilling to take action until it could resolve the question of whether it could approve a plan that left one of the lots landlocked unless the Zoning Hearing Board granted relief. The Commission was amenable to the plan, except for that one question. Mike Brown will pose the question to the Township Engineer.

Time is of the essence to the applicant so as to not disturb preservation funding.

A9 Accessory Farm Entertainment uses—Kelly Burland, Route 212, asked the Commission to consider rezoning her property to allow more intense commercial use as a wedding venue. The Commission said it would review the Township's regulations for this use in the coming months.

E-27 Firearms Target Ranges—The Commission discussed version 4, dated October 30, 2018. It debated the merits of requiring an onsite range officer for membership only shooting ranges when the range was active and opted to allow designating a contact person for problem calls. It kept the range officer requirement for non-membership or commercial shooting ranges.

Dawn Nicholson will provide version 5 for a vote at the next opportunity.

Animal density for A1 and A8 uses—Motion by Karen Bedics, seconded by Jay Fuggiti, to approve the definitions in Version 3 dated September 7, 2018 after removing a proposed definition for ACRE, Act 38, Animal Equivalent Unit and NRCS. All in favor. Motion carries.

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Michael J. Brown
Township Manager