

**Planning Commission Meeting Minutes
January 11, 2010**

Present: Tim Dumbroski, Dave Swartz, Ken Starz, Fred Welton, and Randy Patterson

Also Present: Rick Grossman-Planning Consultant, and Barbara Brown-Township Administrator

Call to Order: The meeting was called to order by Chairman, Tim Dumbroski at the Springfield Township Building at 7:09 PM.

Citizens Concerns-Public Comment: None.

Agenda Additions or Deletions: None.

Zoning Ordinance Amendments: Tim turned the meeting over to Rick Grossman. Rick asked for input on the Business Park District discussed at the previous meeting. After a lengthy discussion of the uses that would be allowed and the boundaries, the Commission decided to review the draft further and provide Rick with more information at the next meeting on zoning.

The Commission then discussed the amendments to the Article on Signs. Rick explained procedural issues to move the amendments forward. The Commission decided to hold a Public Meeting on February 8 at 7 PM for public comment on the amendments.

Rick distributed language to incorporate into the zoning ordinance to address the expiration of certain zoning approvals when not constructed or abandoned. The Commission suggested that any extensions granted had to go back to the approving body and through the hearing process for extensions. It was suggested that the time limits on variances and conditional uses be in a separate sentence from land development approvals. Rick will draft revised language.

Tim asked about expiration of approvals for abandonment of non-conforming uses and sites with variances or conditional use approvals. Rick will try to draft language. Tim also asked about requiring the removal of sign structures which no longer carry a message or if the business has been closed. Rick will also look for acceptable language to use in the amendments.

Other Business: The Commission discussed the various Conditional Use applications and Variance requests and expansion of non-conforming uses the Township receives. Dave Swartz moved to have the Zoning Officer copy the Planning Commission on any conditional use, variance requests or expansion of non-conforming use applications and hearings, second by Ken Starz, vote unanimous, motion carried.

Adjourn: Ken Starz moved to adjourn at 8:50 PM.