

Planning Commission Meeting Minutes
February 22, 2010

Present: Tim Dumbroski, Mike Sebak, Dave Swartz, Ken Starz, Bill Collins, and Randy Patterson

Also Present: Leslie Peters & Matt Rutt-Springfield Towne Centre Wal-Mart Plan, Judy Hassler-Supervisor, and Barbara Brown-Township Administrator

Call to Order: The meeting was called to order by Chairman, Tim Dumbroski at the Springfield Township Building at 7:30 PM.

Citizens Concerns-Public Comment: Dave Swartz stated that he had a Boy Scout interested in constructing the flag plaza for the new Township building. It was suggested that he relay that information to the Board of Supervisors

Agenda Additions or Deletions: Tim Dumbroski asked to discuss the proposed mining operation in the area of Mill Run, Meadow, Spring, & Millburn Roads under old business.

Approval of the Minutes: Ken Starz moved to approve the minutes of January 25, 2010 with the correction of the spelling of Rendos on the list of also present, second by Mike Sebak, vote unanimous, motion carried. Ken Starz noted a correction was needed of “director” to “direct or” under Citizens Concerns after “5. Signs may be illuminated by . . .” in the minutes of February 8th. Dave Swartz moved to approve the minutes of February 8, 2010 with the correction noted by Ken, second by Ken Starz, vote unanimous, motion carried.

New Business:

Richard & Douglas Yard Subdivision Lots 5 & 6: Barb presented the plan for the two building lots to the Commission. Mike Sebak moved to recommend approval of the modification to scale of the vicinity sketch (§702.c.1), second by Dave Swartz, vote unanimous, motion carried. Ken Starz moved to recommend the Supervisors approve the plan contingent upon waiving: 1) the requirement for contours (§ 701.b.8), 2) the requirement for a drainage plan (§701.c.19) and 3) the requirement for a traffic study (§701.b.18) and contingent upon receipt of approval of the DEP sewage planning module, second by Randy Patterson, vote unanimous, motion carried.

Michael & Mary Jo Kristyak Subdivision Lot 2: Barb presented the proposed 1 lot subdivision to the Commission. Bill Collins moved to recommend approval of the modification to scale of the vicinity sketch (§702.c.1), second by Mike Sebak, vote unanimous, motion carried. Ken Starz moved to recommend the Supervisors approve the plan contingent upon waiving: 1) the requirement for contours (§ 701.b.8), 2) the requirement for a drainage plan (§701.c.19) and 3) the requirement

for a traffic study (§701.b.18), second by Randy Patterson, vote unanimous, motion carried.

Michael & Mary Jo Kristyak Concept Plan for Mini-Storage Buildings: Barb presented the plan for mini-storage buildings to the Commission. The Commission discussed the power line right of way and the wetlands on the site. The Commission agreed that written confirmation from the power line owner that the installation of the proposed fence would not violate the right-of-way agreement would have to be submitted.

Springfield Towne Centre Wal-Mart Plan: The plan was presented by Matt Rutt of Landcore Engineering. Matt pointed out the changes on this plan versus the plan approved last year. He stated the small shops previously proposed were removed from the plan, the building prototype has changed slightly causing minor changes to the parking lot layout, landscaping was added, there would be fill stockpiled on the rear of the site, and the stormwater facilities have changed slightly. After discussion with the Commission, Bill Collins moved to recommend the Supervisors approve the plan if the following conditions are met:

1. Accuracy Statement of Engineer must be signed
- Developer's acknowledgement the Final Plan must include:
1. Current letter from Traffic Engineer that the previously approved traffic study is applicable to current plan § 704.b.19
 2. Favorable review from Twp Engineer on Stormwater plan § 704.b.24
 3. Receipt of Developer's agreement & financial assurance acceptable to Twp Supervisors § 517
 4. Receipt of PaDOT HOP § 704.c.2
 5. Receipt of new letter of service from Buhl Community Water § 704.c.3
 6. A sketch plan of the roadway to the former small shops site (for future development § 704b.18)
 7. Receipt of sewage connection application and fees - Twp procedure

second by Ken Starz, vote unanimous, motion carried.

Old Business:

Proposed Mining: Tim stated the Board of Supervisors had received a request from Glacial Sand & Gravel to use the Township roads to move equipment to properties in the area of Millburn, Mill Run, Spring, and Meadow Roads to conduct testing for potential mining of sand and gravel. Tim advised the Commission members that if the testing was positive, the company would apply for a conditional use approval under the Township Zoning Ordinance, and perhaps the members should take time to drive through that section of the Township to become familiar with the area so they could make comments on any application.

Adjourn: Mike Sebak moved to adjourn, second by Ken Starz.