

Planning Commission Meeting Minutes  
April 25, 2011

**Present:** Tim Dumbroski, Ken Starz, Mike Sebak, Fred Welton, and Bill Collins.

**Also Present:** Judy Hassler- Supervisors; and Barbara L Brown-Township Administrator

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

**Agenda Additions or Deletions:** None

**Approval of the Minutes:** Fred Welton moved to recommend approval of the minutes of the 3/28/11, second by Mike Sebak, vote unanimous, motion carried.

**Citizens Concerns-Public Comment:** None

**New Business:**

**GCDS, LLC Concept Plan:** Barb presented the plan to the Commission. After discussion, the Commission commented that the following items should be included in formal preliminary and final plan submissions:

1. A complete wetlands delineation for the area of development, as well as any required state/federal permits or approvals;
2. Comprehensive details on the access road construction;
3. Details on the utility easements/rights of way and details of utility installation;
4. A cul-de-sac would be required for the access road;
5. A traffic study is required;
6. All gas lines, tanks and wells must be shown as well as means to protect them from site development;
7. All requirements of the Springfield Township Subdivision and Land Development Ordinance 9-94, Article VII must be included in the plan submission, and be in compliance with both the Township Zoning Ordinance 2-2001 and the Subdivision and Land Development Ordinance.

**Old Business:**

**Zoning Ordinance Amendments:** The comments of Rick Grossman's associate were distributed to the Commission for review and comment at the next meeting.

**Stormwater Ordinance Comments:** The Commission recommended the Board of Supervisors exclude Article V and continue with adoption.

**Adjourn:** Ken Starz moved to adjourn at 8:20 PM, second by Mike Sebak.