

Planning Commission Meeting Minutes  
June 27, 2011

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

**Also Present:** Curt Hovis, Doug Thomas – representing Curt & Cliff Hovis, 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:** MCRPC Picnic.

**Approval of the Minutes:** Bill Collins noted that he was present but came late to the meeting of 5/23/2011, and that Judy Hassler should be noted as Supervisor not Supervisors. Bill Collins moved to recommend approval of the minutes of the 5/23/11 with those corrections, second by Ken Starz, vote unanimous, motion carried.

**Citizens Concerns-Public Comment:** None

**New Business:**

**Hovis Request for Waiver of Site Plan:** Doug Thomas distributed a letter from the Hovis's along with drawings of the existing site as well as proposed improvements. Mr. Thomas and Mr. Hovis described the project, stating there would be de minimis changes to the site. The impacts of traffic, lighting, and stormwater were discussed. Dave Swartz, Randy Patterson, and Ken Starz stated the changes were minimal and they had no problem with the waiver request. Tim Dumbroski stated his concerns with granting waivers and setting precedents for future requests. Randy Patterson moved to recommend approval of the waiver to submit a site plan for approval, second by Ken Starz, vote: 5 ayes, and Mike Sebak and Tim Dumbroski voting no, motion carried.

**Old Business:**

**Zoning Ordinance Amendments:** The Commission discussed the proposed zoning map dated 8/10/09 and the C-1 & C-2 designations east of Rt 258. Barb is to research the discussions and change the C-2 parcel north of Old Rt 258 to C-1. The Commission discussed the changes of the south side of Rt 208 east of Rt 258 South to C-1 since the parcels are larger and would be more appropriate for C-1 uses while the north side of the road contained a number of residential properties and smaller lots better suited to C-2 uses.

**Adjourn:** Randy Patterson moved to adjourn, second by Mike Sebak.