

Planning Commission Meeting Minutes
July 25, 2011

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

Also Present: Rick Grossman-Planning Consultant, 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: Wolf Creek Slippery Rock Creek COG Comprehensive Plan reports.

Citizens Concerns: None

New Business:

Dorothy B Snarey Estate Subdivision Lot A: Barb presented the plan to the Commission for the non-building subdivision. Ken Starz moved to recommend Modification to scale of the plan (1:100 vs 1:50), second by Bill Collins, vote unanimous, motion carried. Dave Swartz recommended approval of the plan, waiving the following requirements: 1) the requirement for contours (§ 701.b.8; 2) the requirement for drainage plan (§ 701.c.19); 3) the requirement for a traffic study (§ 701.b.18) and 4) the requirement for man made features (no development) § 701.b.11, second by Bill Collins, vote unanimous, motion carried.

Kenneth J & Judith A Brown Subdivision Lots 6 & 7: Barb presented the plan to the Commission. Dave Swartz moved to recommended approval waiving the following requirements: 1) the requirement for contours (§ 701.b.8; 2) the requirement for drainage plan (§ 701.c.19); and 3) the requirement for a traffic study (§ 701.b.18) and contingent upon DEP approval, second by Mike Sebak, vote unanimous, motion carried.

Wolf Creek Slippery Rock Creek COG Comprehensive Plan reports: Barb stated that at the last COG meeting annual reports are required by the Comprehensive Plan. The report is to describe “the activities carried out pursuant to this Agreement during the previous year. The report shall include summaries of public infrastructure needs in growth areas and progress towards meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each municipality for the purpose of evaluating the extent of provisions for all categories of use and housing for all income levels within the region of the Plan.” Barb will begin to prepare the report for the Commission from meeting records of 2010.

Old Business:

Zoning Amendments: The Commission carefully reviewed the zoning ordinance draft from Rick Grossman, offering suggested changes for definitions, conditional uses, flag lots, lot setbacks and signs. Rick provided detailed information for the Commission to consider to best implement the Township Vision Statement and to implement the goals of the Township and the Joint Comprehensive Plan. The Commission decided to hold a public meeting offering local citizens the opportunity to comment on the proposed ordinance. The meeting will be held 8/22/2011 at 7 PM prior to the regularly scheduled meeting.

Adjourn: Dave Swartz moved to adjourn, second by Mike Sebak.