

Planning Commission Meeting Minutes
August 22, 2011

Present: Tim Dumbroski, Ken Starz, Mike Sebak, Fred Welton, Dave Swartz,

Also Present: Patty Wilson, Lenny Wilson, Ron Donlan, Rebecca Lubold, Rick Grossman-Planning Consultant, Jesse Stock-Eat n Park, 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 7:50 PM.

Agenda Additions or Deletions: Wendell August Forge plan was deleted from the agenda at the request of the developer.

Citizens Concerns: The Commission asked why no plans were presented to the Commission regarding the new Volant Winery location. Barb stated that the site had land development approval for commercial space when the Primanti's plan was submitted so just a zoning permit was required. Rick Grossman agreed that no land development approval was needed, just zoning permits.

New Business:

Eat 'n Park Development Plan: Barb presented the plan to the Commission for the proposed pick-up window addition to the restaurant. Jesse Stock answered questions from the Commission. The traffic patterns were discussed as well as directional signage to identify the new internal traffic patterns. Rick Grossman suggested that diagonal parking may help. Mr. Stock said he would discuss it with the owners. Ken Starz moved to recommend waiving the requirements for a drainage plan, contours, and a traffic study, and approval of the plan, second by Mike Sebak, vote unanimous, motion carried.

Hoss's Restaurant Operations Subdivision Lot # 6: Barb presented the plan to the Commission. Dave Swartz moved to recommend waiving the requirements for a drainage plan, contours, a traffic study, and sewage planning approval until the land development plans are filed and approval of the plan, second by Mike Sebak, vote unanimous, motion carried

Old Business:

Zoning Amendments: Mike Sebak moved that the Commission present the proposed zoning amendments to the Board of Supervisors with changes to the oil and gas sections to address the issues discussed earlier at the special meeting, second by Fred Welton, vote unanimous, motion carried.

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