

Springfield Township
Planning Commission Meeting Minutes

September 6, 2023

Members Present: Karen Bedics (virtually), Bobb Carson, David Long, Dawn Nicholson (virtually), and Bruce Whitesell.

Members Absent: Angela Kelly and Nicole Zane.

Also Present: Anthony Matzura, Tim Fulmer – Township Engineer, and Solicitor Scott MacNair.

Chairwoman Karen Bedics called the meeting of the Planning Commission to order at 7:01 PM and opened with the pledge of allegiance.

1. Business

a. Haycock Camping Ministries

- i. Applicant Representatives: Robert Korkuch-Engineer; John A. VanLuvanee-Esquire, Eastburn & Gray; Dave Stein-Camp Executive Director.
- ii. Conditional Use request to expand an existing private camp (Use B-8) on five parcels totaling 172.44 acres within the Resource Protection (RP) Zoning District, with an additional two parcels located in Haycock Township. Master Development Plan.
- iii. Mr. VanLuvanee provided an overview of why Haycock Ministries is before the Planning Commission and will go before the Board of Supervisors. Regulated by outside agencies and currently in compliance with those outside agencies.
- iv. Mr. Stein offered an overview of the camp and what it offers. Wants the camp to remain “community oriented”, develop three different areas of the camp, currently only offer 40 children per day for the day camp program,
- v. Mr. Korkuch presented an overview of the proposed plan and the Preliminary Jurisdictional Determination prepared by the US Army Corps of Engineers (pertaining to the wetlands) and the PADEP Water Quality Management Permit (pertaining to the existing sewage treatment plant serving the site).
- vi. Review of Township Engineer’s letter dated July 26, 2023 and general comments from Planning Commission Members.
 1. Township Engineer’s letter 1B: B. Carson- concerns about a second access road availability for public safety.
 2. Township Engineer’s letter 1D: public water and sewage systems that are currently regulated, will need to expand if needed in the future if needed. Stormwater will need to be addressed to accommodate all phases of the design/plan. B. Carson recommended that the plan include a notation that the stormwater accommodation must meet the Township’s stormwater ordinance requirement in force at the time at which the improvements are made. S. MacNair commented that each phase will go through the land development phase and go before the Planning Commission. The applicant will have to comply at each phase with the current stormwater requirements (and all applicable regulations) at the time of the phase development.
 3. Township Engineer’s letter 3: Mr. VanLuvanee – a traffic study will be done with each phase during land development process. D. Nicholson recommended a traffic study be done specifically starting at phase two if a base line study will not be done now.

4. Township Engineer's letter 5A: Conditional Use approval for each phase should address the required zoning ordinances.
 5. Township Engineer's letter 6: Ms. Nicholson – clarification is needed if the applicant is agreeing to do a water resource impact study. Mr. VanLuvanee said he would discuss with his client.
- vii. Public Comments:
1. Gretchen Brown- concerns about firearm range and noise / safety, appearance of swale/rock wall from survey.
 - a. The firearm range is existing non-conforming use and the use will be discussed during the conditional use hearing. Would have to comply with Township noise ordinance.
 2. Clinton Brown – concerns about a running a daycare, large scale RV camping and paint ball events with buffers, roadway widths.
 3. Roger Sheetz – concerns about sewage disposal nearby and increase usage with expansion.
 4. Nancy Brown – Any Haycock Camp road enlargement affects their property so they are worried about waste management. Stormwater, wetlands concerns and FEMA flood risk properties abutting the camp.
 5. Susan Miller Abbott- the master plan concerns and phase / land development questions about the process.
 6. Frank Nicoranik (Maple Road) – worried about the 30-year project being accelerated. Why the 35-year plan?
 7. Linda Pasqua-Baissy – concerns about the gunfire echoing in the hollow and two municipalities. Property in Haycock Township and questions about noise ordinances and enforcement.
 8. Larry (no last name)– concerns about RV sites for volunteers. No camping for general public.
 9. Judy Popivchak – concerns about traffic increase on Maple Road and large vehicles turning into camp driveway; road not wide enough.
- viii. Planning Commission Recommendations to BOS:
1. The expanded facility will only have one access road. This is a safety concern if there is an emergency or need to evacuate, particularly if there will be increases in the number of people and vehicles. Applicant was encouraged to look at viable options to add another road into the facilities.
 2. Applicant should agree in advance to comply with all current township regulations and ordinances when applying for each phase of development over the years.
 3. Due to the narrower width of Maple Road and probability of increased traffic and potentially larger vehicles (campers or RV's), a traffic impact study should be required prior to Phase 1 and then before each phase of development where there will be buildings constructed, causing more traffic flow.
 4. A water impact study should be required and done as soon as possible for the full build out potential for all the phases. Also, the applicant should enter into a "Well Loss Protection" agreement with the township, in the event of any neighbor's wells being compromised by increased water use at the camp.
 5. All of the camp's parcels should be consolidated into one lot, in order to avoid confusion and issues with further proposals.

Commented [BC1]: wastewater?

6. D. Nicholson made a motion to draft memo to BOS with above items; seconded by B. Whitesell, motion carried.
- b. Deily Lot Line Adjustment / Minor Subdivision
- i. Applicant representatives: Mr. Scott Mease-Engineer.
 - ii. A proposed minor subdivision with a lot line adjustment to create Lot 1 and Lot 2 on TMP# 42-20-40 with a new single family detached dwelling unit proposed for each lot.
 - iii. Review of Township Engineer's letter dated August 23, 2023.
 1. The planning commission requested a copy of the aerial view plans be submitted.
 2. Township Engineer's letter Comment 2A: PC approved waiver of SALDO 403.4 – existing features on condition that that an aerial photo provided and the plan revised to show existing well and septic system.
 3. Comment 2B: PC approved waiver of SLDO 504.3 (lot line orientation) and 508.8 (reverse frontage lots) if plan revised to show Type 2 buffer yard long Winding Rd. Driveways to both lots must come out on Roundhouse Rd.
 4. Comment 2D: PC approved waiver of drainage improvements, cartway reconstruction and widening, also curbing. Applicant will deposit a capital contribution of \$4000/ per lot to township in lieu of road improvements.
 5. Comment 2E: PC approved waiver of erosion control plan (SLDO 519.1) and stormwater management approval (Ordinance 152). These are to be deferred until building permits applied for. No homes are proposed this time.
 6. All other items in engineer's letter were deemed "will comply".
 - iv. K. Bedics made a motion with the above waiver requests recommended to the Board of Supervisors seconded by B. Whitesell, motion carried.
 - v. B. Whitesell made a motion to approve the plan, seconded by D. Long, motion carried. Planning Commission recommends preliminary and final approval to subdivide 7 acres into 2 lots with above conditions and waiver requests subject to compliance with the comments in the Township Engineer's letter dated August 23, 2023. The plan should include the well and septic system location on parcel TMP# 42-20-39 (Heitz).
- c. Holley Land Development Waiver
- i. Representatives present - Mr. William (Bill) Holley- property owner.
 - ii. Applicant wants to construct 30 feet by 60 feet pole barn building for vehicle repair operation on 0.736 acres on Route 309 in the Highway Commercial District.
 1. Applicant said he operates a roll-off dumpster business used by contractors and others. Building is intended to be used for storage and repair of his trucks, and will not be used for occupancy by offices. Therefore, he is not proposing any water/sewer facilities as part of the building construction at this time.
 2. Applicant acknowledges that any new lighting requires approval from the Township by submission of a lighting plan for review relative to requirements of Section 502 of the Zoning Ordinance.
 3. Applicant stated the project has been reviewed by the Zoning Officer and Building Inspector; but permits will not be issued until land development and stormwater approval process are completed.
 4. The applicant agrees to address all comments relative to stormwater management contained in review correspondence dated June 23, 2023 from Township Engineer, prior to issuance of a building/zoning permit.
 5. All other items in Township Engineer's letter will be "will comply".

Commented [BC2]: I was under the impression that this was not to accommodate a separate business, but part of his dumpster-hauling business, and that it was for maintenance of his own trucks only?

- iii. K. Bedics had concerns about the pole building being used as a repair shop and a person working there for hours with no bathroom or water access.
- iv. General discussion of Township Engineer review letters dated June 23, 2023 and August 25, 2023.
- v. K. Bedics made a motion to recommend approval of waiver requests as long as the applicant is in compliance with all items listed in the Township Engineer's letters dated June 23, 2023 and August 25, 2023. Motion seconded by B. Whitesell, motion carried.

2. Meeting Minutes

- a. Approval of August 2, 2023 minutes
 - i. B. Carson- second line, change to Anthony Matzura.
 - ii. B. Carson – Bubori, 1e: remove “in lieu of waivers in \$4K.” Next line should read “Property owner asking for a waiver for all improvements and will contribute to the capital account \$4,000.00 in lieu of required improvements.
 - iii. Motion to approve at the meeting, as amended, made by B. Carson, seconded by D. Long; motion carried.

3. Correspondence

- a. EBI Project site letter (seeking PC comments on Historic Properties impact)
 - i. B. Carson- the Historic Commission is the appropriate group to respond to the letter. The Township needs to re-establish an active, functional Historic Commission.
 - ii. B. Whitesell expressed interest in being on the re-constituted Historic Commission.

4. Planning Commission Comments and Project Reports

- a. None.

5. Public Comment

- a. None.

6. Adjournment

- a. Motion to adjourn made by D. Long, seconded by B. Whitesell. Motion approved and meeting was adjourned at 10:05 PM.