

# Springfield Township

## Planning Commission Meeting Minutes

January 3, 2024

**Members Present:** Bobb Carson, Angela Kelly, David Long, Dawn Nicholson, Bruce Whitesell, and Nicole Zane.

**Members Absent:** None.

**Also Present:** Lisa Gerhart- Assistant Zoning Officer, Tim Fulmer-Township Engineer, and Scott MacNair – Township Solicitor.

Vice chairperson David Long called the meeting of the Planning Commission to order at 7:02 PM and opened with the pledge of allegiance.

### 1. Business

- a. Reorganization of Planning Commission
  - i. D. Long transferred the meeting to Mr. MacNair.
  - ii. Mr. MacNair called for nominations for Chair of Planning Commission. D. Long nominated Dr. Bobb Carson. Bruce Whitesell wrote a letter to the Planning Commission members, which he provided at the start of the meeting and then nominated himself for Chair of Planning Commission. There being no other nominations, the nominations were closed. D. Nicholson made a motion to appoint Dr. Carson to Chair of Planning Commission. Motion was seconded by D. Long, motion carried.
  - iii. B. Carson moves to chair the meeting and called for nominations for Vice Chairperson of the Planning Commission. D. Long nominates Bruce Whitesell to Vice Chairperson. B. Carson nominates Angela Kelly to Vice Chairperson. There being no other nominations, the nominations were closed. D. Nicholson made a motion to appoint Ms. Kelly to Vice Chairperson of Planning Commission. Motion was seconded by N. Zane, motion carried.
  - iv. B. Carson moves to appoint position of Secretary at next work session meeting. A. Kelly agreed to take minutes for tonight.
- b. Brunner Minor Subdivision
  - i. In attendance: Scott McMackin, Cowan Associates and Robert Moffett, Attorney.
  - ii. Tim Fulmer's waiver request comments from 12/20/2023 letter:
    1. 2A-E. No issues, will comply.
    2. 3. Did test for reserve site and do have results for that and will show on plans.
    3. 4. Will comply.
    4. 5. Will comply.
    5. 6A-H, will comply
  - iii. Tim Fulmer inquired about the Lot# 2 and State Forestry Service acquiring the lot and the future a building lot. Lot# 2 would only be used for walking trails and state park.
  - iv. Looking for preliminary / final approval.
  - v. Public Comment: James Nilsen, 1636 Pleasant View Rd., Coopersburg, PA. – He worked on this project as a Township Supervisor and resident. It would benefit the community.
  - vi. A. Kelly recommends conditional preliminary / final approval conditioned upon: 1. Comply with Township Engineer's letter dated 12/20/2023. Recommend approval of waivers in 2A-E of Township Engineer's letter. Seconded by D. Nicholson, motion carried.
- c. Lakeview Farm Partners (Wachs) Land Development Waiver
  - i. Present: Scott Mease-Engineer, Mease Engineering

- ii. Proposing 11<sup>th</sup> house
- iii. Reviewed Tim Fulmer's letter dated 12/27/2023
  - 1. Discussion comment #2. The house that was going to be demolished will now be kept so the building permit will need to be amended.
  - 2. Comment #3. Planning module Component 4 needs to be completed by Township Engineer and submitted to DEP.
  - 3. Comment #4. With the retention of the older home and the addition of the new home, the stormwater management BMP will need to be amended for the additional impervious surface coverage.
  - 4. A. Kelly recommends a waiver of land development conditional approval upon compliance with Tim Fulmer's letter dated 12/27/2023. All conditions contained in the Engineer's letter shall be completed prior to the Township issuing on the occupancy permit. Applicant shall submit a plan with all as-built features prior to issuance of an occupancy permit.
- d. Looking Up Enterprises Lot line and Minor Subdivision
  - i. Present: Scott Mease-Engineer
  - ii. Discussion of Tim Fulmer's Review letter dated 11/28/2023
    - 1. Comment #3. Mr. Mease stated he is removing all the non-conforming uses and only keeping the dwelling and the garage. Mr. Fulmer requested the plan be updated to reflect the removal of the non-conforming uses.
    - 2. Waiver requests 4A-D
    - 3. 5 is will comply
    - 4. 6 is will comply
    - 5. 7 is will comply
    - 6. 8 is will comply
    - 7. 9 is will comply
    - 8. 10 is will comply
    - 9. 11 is will comply
    - 10. 12 A-F will comply
  - iii. D. Nicholson made a motion to recommend preliminary / final approval subject to compliance with the conditions contained in the Township Engineer's letter dated 11/28/2023. Seconded by D. Long, motion carried.

## 2. Planning Commission Comments and Project Reports

- i. Event Venue (B. Carson)
  - 1. Scott MacNair provided guidance on a resolution versus an ordinance -licensing ordinance and zoning ordinance.
  - 2. Lawful pre-existing non-confirming use that starting prior to the zoning ordinance discussion.
  - 3. Need guidance on fire stations and churches and how they carved out those uses from special event venues.
  - 4. Still need some guidance from Scott and then request a joint meeting with BOS and PC and Scott.
- ii. Comprehensive Plan Updates (B. Carson)
  - 1. No updates other members of committee still reviewing final draft.
  - 2. Public meeting sometime in February for final plan unveiling.

**3. Meeting Minutes**

- a. None

**4. Correspondence**

- a. None.

**5. Public Comment**

- a. None.

**6. Adjournment**

- a. Motion to adjourn made by Whitesell, seconded by Zane. Motion approved and meeting was adjourned at 8:57 PM.