

**Planning Commission**

**Minutes  
March 6, 2024**

**Members Present:** Bobb Carson, Bruce Whitesell, Angela Kelly, Neil O'Brien, Dave Long

**Also present:** Lisa Gerhart (Assistant Zoning Officer), Solicitor Scott MacNair, Esq (Township Solicitor), Supervisor Lorna Yearwood and Supervisor Jim Hopkins.

Mr. Carson called the meeting to order at 7:02 p.m. and opened with the Pledge of Allegiance.

**BUSINESS ITEMS**

**Public meeting/discussion of Proposed 2024 Springfield Township Comprehensive Plan** - Ms. Samantha McLean, Senior Community Planner for Michael Baker (contracted consultants for Comprehensive Plan). Ms. McLean discussed the public meeting that was held last week at Springtown Fire Company regarding the Draft Comprehensive Plan. She discussed the Municipal Planning Code requires Township's adopt a Comprehensive Plan every 10 years. Ms. McLean provided a presentation to the Planning Commission summarizing the proposed Comprehensive Plan, purpose and goals.

Mr. Steve Doncevic, 1821 Pleasant View, stated he wishes Agriculture District lot sizes would be changed to something smaller than 3 acres to give middle class more opportunities here, he stated he thinks the Township should give out the zoning ordinance to new residents. He also recommended the "Welcome to Springfield" signs should reference Springfield being a rural/agricultural community.

Ms. Angela Kelly stated she thinks the Planning Commission should move to adopt the Comprehensive Plan. She states there are directives given to them in the plan, which is positive, and that the PC has been looking for direction.

Mr. Whitesell stated the Planning Commission should move forward with the Comprehensive Plan. He was disappointed at the amount of public input. He thinks the township needs to get behind this plan. He likes the housing recommendations made in the plan. He said many residents have been asking about the plan. He advised he will provide a memo to the Planning Commission before the work session.

Mr. Neil O'Brien stated he liked what he read in the Plan. He questioned water testing that was referenced. He stated overall he had no objections or concerns with the Comprehensive Plan Draft.

Mr. Dave Long said he liked the draft plan and topics. He noted he was concerned about the assessments that are listed and the timelines for those. He questioned if they were realistic time periods.

Mr. Bobb Carson noted that the draft plan frequently referenced extension of public sewer and water. He advised that surrounding townships (Lower Saucon) took that approach in the past. We should learn from others because subsequently suburbia exploded along the extended municipal infrastructure. He stated there are other options to explore. Mr. Carson questioned the Land Use Map and how it varied from a zoning map. He also wanted to see a preserved land map and more information on how they are used as well - public verses private use.

**MINUTES**

Minutes tabled for further meeting.

**CORRESPONDENCE**

None

**PLANNING COMMISSION COMMENTS & PROJECTS**

None

**ADJOURNMENT**

Motion by Ms. Kelly, seconded by Mr. Whitesell and unanimously carried to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Lisa Gerhart

DRAFT