

**Planning Commission**

**MINUTES  
WORK SESSION  
June 20, 2024**

**Members Present:** Bobb Carson, Dave Long, Bruce Whitesell, Neil O'Brien, and Nicole Zane (Via telephone). Supervisor Jim Hopkins was present.

Mr. Carson called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

**MINUTES**

Motion made by Mr. Whitesell, seconded by Mr. O'Brien and carried to adopt the May 1, 2024, minutes.

Motion made by Mr. O'Brien, seconded by Mr. Whitesell and carried to adopt the May 16, 2024, minutes as amended.

**BUSINESS ITEMS**

**Sketch plan review - Commodore Vista Co., Inc (2984 Old Bethlehem Pike) –** William Maurer, The Land Group, and Lou Glescio, submitted sketch plan for land development for a possible four bay garage to be added to 2984 Old Bethlehem Pk. There was a previous zoning hearing variance approximately 50 years ago to allow truck sales and repairs on that location which also has a residence. The applicant is currently looking for additional repair bays. Coopersburg Kenworth is the property owner, and they are in need of more repair bays to repair diesel trucks. This project would not produce any new impervious surface as currently the area is paved where they are proposing to build. The applicant is looking to demolish the single-family home on the property. Mr. Carson questioned if a new road opening would be needed. There would not be any as there is already a stone driveway there currently. Mr. Long questioned what type of building would be needed. Applicant advised it would be a cement floor and steel building. Mr. Whitesell asked if the applicant has looked to find about parcel in the area to use that can already meet their needs. Property owners have not. The applicant already owns this property, and it is tied to Coopersburg Kenworth. Mr. Carson questioned what percentage of the proposed expansion would. The stated applicant stated the new construction would be 3,200 sqft which would be less than 50%. Mr. Carson said that should be noted in the next plans. Mr. Maurer said it notes a 43% increase. Mr. Long asked if anyone lives in the home there. The applicant stated the home is not in good condition and they are relocating the current tenants. Mr. Carson said this proposed construction implies increased activity. The applicant advised this would be overflow for the dealership service already located on Rt 309. No one would know this exists besides the dealership themselves. Customers wouldn't drive there; they would drive to the main shop on 309. When asked if there would be truck sales parking there, applicant advised no trucks would be parked in the back area parcel. It is actually two parcels, and the variance was granted for the front parcel. Mr. Long questioned if any signage was needed to which the applicant advised there wouldn't. Mr. Carson noted it is residential and asked about buffer zones. The applicant advised there the south side has tree line already. Mr. Carson recommended a buffer on each side of the property.

**Public Comment**

Mr. Mike Clime, High Meadow Road, discussed the previous ZHB with Pieri farm wedding venue application and the decision. The past Saturday a wedding held on Kirkland Farm. He thought the Planning Commission would have put an ordinance together regarding noise and weddings. Mr. Clime completed a CONCERN form with the Township. He said Kirkland Farm is advertising on the webpage for weddings. Mr. Clime played a video on his phone of the noise they heard at their home. Mr. Clime said he called Ms. Staff and voiced his complaint directly with her. She told him she had been doing this for 24 years.

Dave Bretz, Peppermint Road, discussed his displeasure with the recent wedding held at Kirkland Farm. He stated Springfield residents live here for open space and quietness and the residents will fight to keep the quiet.

Mark Schadt, 2257 Pleasant Hollow Road, stated other Townships have wedding and event venues without any issues. He stated rezoning is an option, along with Land Development. He stated you can make a million dollars a year in wedding venues. He says he feels for Ms. Staff. He said it can be done well.

#### **CORRESPONDENCE**

None

#### **PLANNING COMMISSION COMMENTS & PROJECTS**

**Comprehensive Plan initiatives** – Discussed key actions and recommendations from the Comprehensive Plans for the Planning Commission as lead stakeholder. Mr. Carson went through the list and assigned priorities for each action. The Planning Commission wishes to continue this discussion at the next work session.

#### **ADJOURNMENT**

Motion by Mr. Whitesell, seconded by Mr. Carson and carried to adjourn the meeting at 9:32 p.m.

Respectfully submitted,



Lisa Gerhart