

**Planning Commission
MINUTES**

August 6, 2025

Meeting Held at Springfield Township Building

Members Present: Dave Long, Bruce Whitesell and Angela Kelly

Members Present Via Phone: Dawn Nicholson and Nicole Zane

Members Not Present: Travis Pantaleo, Neil O'Brien

Additional Attendees Present: Scott Mease (Engineer for Ryszewski Subdivision), Robert Donchez (Attorney for Moyer Rd Subdivision), Tim Fulmer (Township Engineer), Scott MacNair (Township Solicitor), and Jim Hopkins (Board Supervisor)

Mr. Long called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance. He acknowledged the members present and announced that members in attendance met the quorum requirement.

Moyer Rd Minor Subdivision Review

Project Overview – Attorney for the applicant presented two minor subdivision applications seeking preliminary and final approval. The proposal involved subdividing (2) existing parcels into a total of (4) parcels to create lots for three new single-family homes.

Parcel 46-012-046 : Approximately 20.45-acre lot to be subdivided into (1) 18.45-acre lot and (1) 2-acre lot. A single-family residence is proposed for each new lot.

Parcel 46-012-046-001 : A 16-acre lot to be subdivided into (1) 14-acre lot and (1) 2-acre lot. A single-family home is proposed for the 2-acre lot, with no immediate plans for the larger lot.

Engineer Review – The Township Engineer presented his review letters (both dated July 17) for the two separate applications:

- The project discussed was previously presented as a sketch plan at the February 5th meeting.
- A carbonate geology study was completed and confirmed the site does not contain underlying carbonate geology.
- A request for a note to be added to the plan regarding future subdivision requirements under the farmstead lot ordinance.
- A buffer yard is required where the proposed residential lots abut farmland.
- The applicant was asked to provide a tabulation of natural resources (steep slopes, vegetations, etc.) on the plan to ensure the proposed lots are viable for building without creating hardship.

Waiver and Deferral Requests – The applicant requested several waivers and deferrals, including deferring the provision of stormwater, erosion control, and natural resource plans until the building permit stage. They also requested waivers for the lot depth-to-width ratio, street improvements in lieu of capital contribution, and the development security agreement.

Commission Discussion – The Commission and Township Solicitor expressed significant concern about recommending approval without having sufficient information to ensure the newly created 2-acre lots were viable for development. The Solicitor and Ms. Zane felt it was necessary to see the steep slope and natural resource data for the smaller lots before making a recommendation to the Board of Supervisors to avoid

creating an unbuildable lot. The applicant presented an updated waiver request letter at the meeting, which the Commission had not had an opportunity to review.

The Commission and the applicant agreed to table the matter to allow the applicant time to provide revised plans. The revised plans are expected to include the requested information on natural resources for the smaller lots and an updated waiver letter. The application will be reconsidered at the September meeting.

Motion was made by Mr. Whitesell, seconded by Ms. Kelly and unanimously carried to table the Moyer Rd Minor Subdivision application pending the submission of revised plans.

Ryszewski Subdivision and Land Development

Project Overview – Engineer for the property owner presented a preliminary plan for a two-lot subdivision and land development project on a property located on Clay Ave.

Proposal involves subdividing the property into “Lot 1” (to remain residential) and “Lot 2” (to be developed for G-3 Contractor Services use). The applicant has already received a zoning variance for this use. The plan for Lot 2 includes (2) building, (2) wells, a shared septic system, stormwater management facilities and associated parking. The applicant proposes widening Clay Ave along the property frontage and off-site towards Route 309 to improve access. Truck traffic will be required to turn left (towards Route 309) when exiting the site.

Engineer Review & Waivers – the Township Engineer presented his review letter from July 29th. The applicant’s engineer stated they will comply with all items in the engineer’s letter. Township Engineer reiterated the township-approved hours of operation to the commercial business purpose at the proposed site as 7AM-7PM.

The applicant requested waivers for the following:

- Showing existing features within 100 feet of the site
- Lot line orientation
- Street improvements, specifically curbs and sidewalks
- Parking lot curbing
- Technical specifications for stormwater pipe materials and spillway design
- Plan scale requirements to allow the entire site to be shown on a single sheet

Commission Discussion – the Commission asked clarifying questions regarding the road widening (confirmed to be within the existing right-of-way), the nature of the contractor services use, driveway widths, and the future of the large residual lot (no current plans).

Motion by Mr. Long, seconded by Ms. Kelly and unanimously carried to approve the applicant’s waiver requests, subject to the comments and recommendations in the Township Engineer’s review letter.

Motion by Mr. Long, seconded by Mr. Whitesell and unanimously carried to recommend conditional preliminary and final plan approval, with the condition that the applicant complies with all items in the Township Engineer’s review letter dated July 29, 2025.

DISCUSSION

MAP Grant Steering Committee – Discussion to appoint two members to the steering committee for the Municipal Assistance Program (MAP) grant study concerning the Route 309 corridor and surrounding villages. Ms. Nicholson and Mr. Pantaleo were nominated to serve on the committee.

APPROVAL OF MINUTES

Commission agreed to defer meeting minutes and additional agenda items for discussion to the next meeting to allow for more members to be present.

ANNOUNCEMENTS

No announcements were made.

PUBLIC COMMENTS

No public comments were made.

ADJOURNMENT

Motion by Mr. Whitesell, seconded by Ms. Kelly and unanimously carried to adjourn the meeting at 8:58 PM.

Respectfully submitted,



Rich Pursell
Township Manager