

APPROVED

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
JANUARY 16, 2020**

**MEMBERS IN**

**ATTENDANCE:** Tim Staub, Chairman  
Mark Robertson  
Charles Stuhre  
Paula Musselman  
James Tanzola

**ALSO IN**

**ATTENDANCE:** John Luciani, First Capital Engineering  
Jessica Fieldhouse, Community Development Director  
Charles Rausch, Solicitor  
Sue Sipe, Stenographer

**1. CALL TO ORDER:**

**A. Pledge of Allegiance**

Chairman Staub called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**2. REORGANIZATION**

**MR. TANZOLA MOVED TO RECOMMEND THE FOLLOWING SLATE OF OFFICERS FOR 2020:**

**CHAIRMAN – TIM STAUB  
VICE CHAIRMAN – MARK ROBERTSON  
SECRETARY – CHARLES STUHRE**

**SECONDED BY MR. ROBERTSON. MOTION UNANIMOUSLY PASSED.**

**3. ACTION ON THE MINUTES**

**A. NOVEMBER 21, 2019**

**MR. ROBERTSON MOVED FOR APPROVAL OF THE MEETING MINUTES OF NOVEMBER 21, 2019 AS AMENDED. MR. TANZOLA SECONDED. MOTION UNANIMOUSLY CARRIED.**

**3. BRIEFING ITEMS**

**A. LD-2019-08 Motter Industrial Lots 2 & 3**

Joe Stein, Warehaus

Ms. Fieldhouse stated the total area of the site is 14.76 acres. There are two lots – 47E is at the location of the gravel storage yard and is 6.7 acres. 47F is where the 20+ sq. ft. office building is proposed with heavy duty paving on the sides and rear and is 7.9 acres. There are three basins proposed for stormwater management and the accessory parking. This plan was reviewed and discussed at the Staff meeting with the township engineer. There were no significant concerns identified. The township engineer’s initial review comments are outstanding. Ms. Fieldhouse noted relative to the buffer yards, it is apparent that Innovation Drive is identified as a local road. In the subdivision and land development ordinance a buffer yard planting along local roads is not required. She also identified the area on the plan which is a floodplain noting this would fall into the floodplain overlay and there is no buffer yard required for any use adjacent to a floodplain overlay. She indicated Warehaus’s analysis of the subdivision and land development ordinance is accurate.

Mr. Stein indicated Lots 2 and 3 would be maintained. There are two access points from Innovation Drive. Both will be paved. Everything drains to the stormwater management basins which discharges to Kreutz Creek. The building is approximately 20,000 sq. ft. with ample parking and a large storage yard for a crane operation. Heavy equipment would be serviced in the building with materials of that nature. Booms and counterweights would be stored on site. There will be a minimal number of employees and traffic. A letter was sent by the traffic consultant with a traffic study done for Innovation Drive. They are all within the thresholds of what had been previously designed. They submitted the land development plan with landscaping. They reviewed the zoning ordinance to determine what was required.

A question was asked as to the dock doors. Mr. Stein indicated they are not dock doors but are drive in doors. Mr. Stein noted that the driveways are connected. If a crane or other heavy equipment would need to be moved it would be internal and nothing would be going on a local road.

Ms. Fieldhouse noted to make sure there are no concerns with the construction of Innovation Drive, they would provide an analysis of the weights for the next meeting.

Mr. Stein indicated the curbing on the gravel lot is for stormwater control and to keep equipment on the gravel lot.

Discussion was held as to controlling dust on the gravel driveway. Mr. Stein indicated they would add a note on the plan to include dust control. He noted there will be a low volume of traffic on the gravel lot.

**4. ACTION ITEMS - None**

**5. WAIVER RECOMMENDATIONS - None**

**6. PLANS TO BE TABLED**

Ms. Fieldhouse indicated they have identified the following plans that have not been resubmitted.

- LD 2019-05 - Rutter’s #57 Expansion
- LD 2019-06 - Stonewood Logistics Center

LD 2019-07 - 3750 E Market St Redevelopment

She noted Springetts Common Subdivision and Land Development off Industrial Highway is also still in the review process.

Ms. Fieldhouse indicated in order to allow Staff and the township engineer more time to review plans, Staff is going to work on creating guidance for developers when development plans are submitted to identify the timing for initial plan review comments. This will also provide a month of time in between the plan being presented to the Planning Commission as a briefing and then coming back before the Planning Commission again as an action item.

Discussion was held regarding old signs existing in the township. Ms. Fieldhouse indicated they have been picking up old signs in the township. She noted they are having an issue with banded signs since they are unable to track down the owner of the sign. She noted it is difficult to police signs placed over the township right of ways. Pickup occurs by Staff personnel on a daily basis but many signs are missed. She reminded everyone to let her know if they see a sign that needs to be removed. It was suggested to place an article in the Township newsletter to remind residents to take down obsolete signs.

Discussion was held regarding recommendations for ordinance requirements that are obsolete and could be addressed in the coming year. Ms. Fieldhouse stated Staff has already identified numerous changes to be made which they are coordinating with the township engineer and the township solicitor. She indicated other suggestions can be sent to her.

**7. OLD BUSINESS – None**

**8. NEW BUSINESS – None**

**9. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:40 P.M.**

Respectfully submitted,

Secretary

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