



**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION MEETING  
January 18, 2024  
6:00 PM (Via Zoom & In-Person)  
1501 Mount Zion Road**

**1. CALL TO ORDER**

- Pledge of Allegiance

**2. PLANNING COMMISSION REORGANIZATION**

**3. REVIEW AND APPROVAL OF MEETING MINUTES**

- December 21, 2023, Minutes

**4. BRIEFING ITEMS**

**5. ACTION ITEMS (Action items may be tabled)**

- **LD-2022-0001 – Jason E. and Lindsay J. Shields – 3534 Druck Valley Road**
  1. Modification/Waivers Requested
    - a. Section 289-10 – Preliminary Plan
    - b. Section 289-11.C(1),(2),(5), & (7) – Preliminary Plan Specifications
    - c. Section 289-12.A.(2)(f) – Traffic Impact Study
    - d. Section 289-31 – Installation of Curbs and Cutters
    - e. Section 289-32 – Installation of Sidewalks
    - f. Section 289 – Installation of Streetlights
  2. Specific Design and/or Standards as described in the PC Plan Summary for the Subdivision Plan
- **SD-2023-0001 – Poppy Lane Ventures, LLC and Christos Sacarellos**
  1. Modification/Waivers Requested
    - a. Section 289-13.A – Plan Scale
    - b. Section 289-31 – Installation of Curbs and Cutters
    - c. Section 289-32 – Installation of Sidewalks
    - d. Section 289-26. (A) & (B) – Concrete Monuments at all Property Corners
  2. Specific Design and/or Standards as described in the PC Plan Summary for the Subdivision Plan

- SD-2023-0001 – **Memory Lane Apartments – 1737 Memory Lane Extended**
  1. Modification/Waivers Requested
    - a. Section 289-10 – Preliminary Plan
    - b. Section 289-13.A – Plan Scale
    - c. Section 289-31 – Curbs and Gutters
    - d. Section 289-31 & C&M Specifications – Curbing Height 6” rather 8”
    - e. Section 289-32– Installation of Sidewalks on Both Sides of Street
    - f. Section 281-15.B.1(J) – Maximum Basin Side Slopes of 4:1
    - g. Section 281-15.C(3) – Loading Ratios for Basins of 5:1 Impervious and 8:1 Total
  3. Specific Design and/or Standards as described in the PC Plan Summary for the Land Development Plan
  
- CU-2023-0003 – **Mount Zion Commons**
  1. Modification/Waivers Requested
    - a. Section 325-199.C(2) – Front Yard Setback on East Market Street, Maximum of 50’
    - b. Section 325-199.F(2) – Front Yard Setback on Mount Zion Road, Maximum of 50’
    - c. Section 325-200.G(3) – At Least One Public Entrance of all Principal Structures Shall be Oriented Towards the Street
    - d. Section 325-200.G(5) – Parking Facilities Shall be Permitted Only to the Rear or Side of the Principal Structure. No Parking Shall be Permitted in the Front Yard
    - e. Section 325-206.A(3)(a)(b) – Parking Lot Interior Landscaping
    - f. Section 325-206.B – Access – Curb Cuts and Driveways for Parking Facilities Shall be a Maximum of 24’ Wide for Two Way and 16’ wide for One-Way Drives
    - g. Section 325-207.C(1)(I) – Traffic Evaluation Study
  2. Specific Design and/or Standards as described in the PC Case Summary for the Conditional Use Application

**6. Modification/Waiver Recommendations**

**7. Informational**

**8. New Business**

**9. Other Business**

**10. Adjournment**