

**SPRINGETTSBURY TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 15, 2022**

**MEMBERS IN**

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

**ALSO IN**

**ATTENDANCE:** Randall Heilman, Director of Community Development  
Patrick Walsh, First Capital Engineering  
Charles Rausch, Solicitor  
Abby Gibb, Communications Manager  
Jill Trostle, Stenographer (via Zoom)

**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. ACTION ON THE MINUTES**

**A. NOVEMBER 17, 2022**

**MR. TANZOLA MOVED FOR APPROVAL OF THE MEETING MINUTES, SECONDED BY MS. MUSSELMAN. MOTION UNANIMOUSLY CARRIED.**

**3. ACTION ITEM**

**A. SD-2022-0004 - Preliminary/Final Minor Subdivision Plan - Avalong Place Condominium Association**

Mr. Randall Heilman provided a brief overview, noting this is a minor subdivision plan to adjoin lot #1 to lot #2 to correct the zero lot line setback that exists in the rear of the properties. No new lots or construction are proposed. The site is currently served by public water and sewer and is zoned R-20 - Large Lot Single-Family Residential.

Mr. Scott Akens, Akens Engineering Associates, Inc.

Mr. Akens stated SD-2022-0004 is a simple land swap plan to bring the zero lot line townhomes into conformance with the various setback ordinances, and eliminate the issue moving forward in the event anyone else performs renovations on the townhomes. Mr. Akens referenced the red triangular area on the plan sheet. The lot line was shifted to ensure the end unit's driveway is within the boundary of the

property. Mr. Akens stated the two red lines will be the new boundary line and the lower black line of the triangular section will be removed. Mr. Akens received First Capital Engineering's review and comments, and it is his opinion that the requirement to show all the various utilities is unnecessary because it is a land swap plan with no development or tie into any utilities. If acceptable, Mr. Akens requested a waiver for 289-11.B(19).

Mr. Robertson stated the original land development plan would show the location of all utilities. Mr. Staub also noted this is an addendum to the original plan.

**MR. TANZOLA RECOMMENDED THAT THE PLANNING COMMISSION MOVE SD-2022-0004 TO ACTION, SECONDED BY MR. ROBERTSON. THE MOTION UNANIMOUSLY PASSED.**

#### **4. MODIFICATION/WAIVER RECOMMENDATIONS**

**MR. ROBERTSON RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS SD-2022-0004 WITH WAIVER 289-14 MINOR SUBDIVISION PLAN AND THE LIST OF LAND DEVELOPMENT STANDARDS 1-5. MR. STUHRE SECONDED THE MOTION.**

It was suggested that land development standard #1 - §289-11.B(19) could be included as a waiver in the recommendation.

Mr. Robertson modified the original motion: **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS SD-2022-0004 WITH THE FOLLOWING WAIVERS AND LAND DEVELOPMENT STANDARDS 2-5 AS LISTED:**

#### **Waivers:**

##### **§289-14 Minor Subdivision Plan**

**§ 289-11.B(19) - Provide location of all existing buildings, sewers, water mains, culverts, petroleum lines, telephone lines, gas lines, fire hydrants, and significant other man-made features.**

#### **Land Development Standards:**

- 2. §289-13.A(5) - Name, seal and signature of the registered surveyor certifying to the accuracy of any lines or monuments indicating the location of property and/or certification by registered professional engineer as required by Pennsylvania statute.**
- 3. §289-13.A(21) - Provide the location, dimensions and purpose of all easements.**

**4. §289-26.C - Removal - Any monuments that are removed must be replaced by a registered engineer or surveyor at the expense of the person removing them.**

**5. Update the cover sheet, particularly the sheet index that identifies four (4) plan sheets, rather than the three (3) plan sheets provided.**

**MR. STUHRE SECONDED THE MOTION AS REVISED. THE MOTION UNANIMOUSLY PASSED.**

Mr. Heilman stated this will be placed on the agenda for the January 12, 2023 Board of Supervisors' meeting.

**5. INFORMATIONAL**

Mr. Robertson noted that the Comprehensive Planning Committee might want to consider changing 289-11.B(19) so that it is not a requirement of a minor subdivision plan. Mr. Tanzola suggested the Planning Commission members develop a list of ordinance topics to be addressed. Mr. Heilman responded that all ordinances will be reviewed. He welcomes the engagement, expertise and input of the Planning Commission members who will serve on the Comprehensive Planning Committee, which will be invaluable to the review process. Mr. Tim Holmes will also play a key role in identifying areas that are in need of review during the comprehensive planning process.

**6. NEW BUSINESS - None**

**7. OTHER BUSINESS - None**

**8. ADJOURNMENT**

**CHAIRMAN STAUB ADJOURNED THE MEETING AT 6:19 P.M.**

Respectfully submitted,

Secretary  
/jht