

MINUTES
SUMMERFIELD TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
AUGUST 14, 2023

A special meeting of the Summerfield Township Planning Commission was called to order on August 14, 2023, by Chairperson Amy Reiter at 7:00 pm.

ROLL CALL: Amy Reiter, David G. Grude, Mark Strahan, Dick Koraleski and Joe Stanger were present.

PUBLIC HEARING FOR OPEN SPACE PRESERVATION SPECIAL USE APPLICATION:

At 7:01 p.m. the Public Hearing on the application of James A. Broadway and Patricia A. Broadway for an open space preservation special use was opened by Chairperson Amy Reiter. Chairperson Reiter read the posted Notice of Public Hearing into the record.

The Planning Commission reviewed the site plan and compared the proposed plan to the Open Space Preservation Ordinance of Summerfield Township (Article 15.220) With the exceptions of Parcel B needing 100' of driveway frontage and the ordinance restriction of a buffer of 150' from the roadway, the site plan appears to be in compliance with the Summerfield Township Ordinance.

The Planning Commission as a whole felt that further advice and discussion is warranted with the township attorney as to which provisions in the two Declarations should be attached to the deed and which provisions should be contractual between the property owners.

Chairperson, Amy Reiter, noted that the 150' buffer area required by the Summerfield Township Ordinance under the Open Space Preservation provisions was not identified on the site plan but that the Planning Commission should recommend to the Summerfield Township Board to waive that requirement as the topography of the property has an existing buffer. Motion by Amy Reiter, seconded by Dick Koraleski and carried unanimously.

Upon motion of Amy Reiter and second by Mark Strahan, the submission of a parallel plan called for by Article 15.220(4)(B) of the Summerfield Township Zoning Ordinance should be waived since the number of housing units proposed in the open space preservation project is, without question, well below what would be feasible for the site.

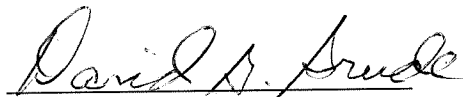
After discussion, David Grude moved to table the Planning Commission recommendation on this matter until the regular scheduled Summerfield Township Planning Commission meeting on September 11, 2023, in order to give the township attorney time to review and advise as to the regulations recently separated from the original combined restrictions.

Upon David Grude's motion to table, seconded by Dick Koraleski's support, a roll call vote was taken: David Grude - yes, Dick Koraleski - yes, Joe Stanger - yes, Mark Strahan - yes, Amy Reiter - no. The matter was therefore tabled until the September 11, 2023, regularly scheduled meeting.

COMMENTS FROM FLOOR: James A. Broadway and Jason P. Broadway attended and asked and answered questions.

The next regular meeting for the Summerfield Township Planning Commission will be Monday, September 11, 2023, at 7:00 p.m.

There being no further business, upon motion of Amy Reiter, seconded by Joe Stanger and by unanimous vote, the meeting was adjourned at 8:00 p.m.



David G. Grude, Secretary

approved 9/11/23