

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
January 6, 2026

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on January 6, 2026, at 6:00 p.m.

Present:	John DeHaas	Dawn Hansen, Zoning Officer
	Joel Sears	Dave Davidson, C.S. Davidson, Inc.
	Thomas King	

**PUBLIC COMMENT PERIOD:**

- Roberta Boffo, 1080 Grandview Rd – Requested the Planning Commission to appeal the adopted Comprehensive Plan to assure that Mill Creek and 1799 Mt Rose Ave was called out directly for preservation.

**APPROVAL OF MINUTES:** Mr. Sears made a motion to approve the minutes of the December 2, 2025, meeting. Seconded by Mr. King. All in favor, motion carried.

**ZONING HEARING APPLICATIONS:** None

**Subdivision/Land Development Plans:**

- **1601 S Queen St., Tri Hill Family Dentistry** – Reverse subdivision and land development plan. They are proposing the combining of two existing lots into one lot and proposing to build a connection between the two existing buildings.
- Mark Magrecki, engineer for Penn Terra, and John Woodward of Real Services, provided an overview of the reverse subdivision and land development plan with waiver requests.
- Lots 4 and 5 are both occupied by the Tri-Hill Dental. They are proposing to combine the two lots and build an enclosed walkway between the two to join the buildings.
- They are proposing an additional small sidewalk to connect to an outside door. This, along with the walkway, would be a net increase of just under 500 square feet of impervious surface, which would be below the threshold for stormwater management. This would just require a fee-in-lieu be paid to the Township at the time of the building permit process.
- Parking is existing. The prior plan has been examined to make sure there are no variances or special exceptions. There are 77 shared spaces and only 55 are required for all the buildings.
- Mr. DeHaas asked where the additional ADA Van space that the Zoning Officer requested is located.
- Mr. Magrecki stated that there are existing ADA spaces, but none are sized for a van. They will change the one closest to the building to a van space since there is enough room there to add it.
- Mr. DeHaas asked if there are any proposed lighting changes.
- Mr. Magrecki confirmed that the lighting is existing, and no new lighting is proposed.
- There are two waiver requests; one is for preliminary plan approval as they are only requesting final plan approval. The other waiver request is to section 275-23 requiring an erosion and sedimentation plan. There is an E & S Plan included but it is not required as the amount of disturbance is under 4000 square feet which is under the threshold for County Conservation review.
- Mr. DeHaas asked if Mr. Davidson had any problems with that waiver.

- Mr. Davidson said he had no problem with the proposed waiver requests, and he would like to add some additional waiver requests. He would suggest they request a waiver for Developer Agreement, and security for improvements as they are not making any public improvements.
- Ms. Hansen agreed with these additional requests and added that a waiver should be requested for Planning Module approval as they are not adding any new bathroom facilities.
- Mr. King had questions regarding the submitted swale and slope changes. He asked if stormwater would be directed towards Queen Street.
- Mr. Magrecki stated that it does not go towards Queen St, it is just being redirected around the building instead of between the buildings.
- Mr. Sears made a motion to make a recommendation to the Board of Commissioners with the following waivers and conditions:
  1. A waiver for preliminary plan approval. (§275-21, SALDO)
  2. A waiver for E & S approval. (§275-23A, SALDO).
  3. A waiver for a Developers Agreement should be requested.
  4. A waiver for DEP planning module approval should be requested. (§275-24D(4), SALDO).
  5. A waiver for maintenance guarantee should be requested. (§275-24D(6), SALDO).
  6. A copy of Deed restrictions should be reviewed by the Solicitor (§275-24D(2), SALDO).
  7. Engineer's stamp and signature required (§275-24D(5), SALDO).
  8. Add another ADA Van Accessible parking space.
  9. Owner's notarized signature (§275-24.C(22), SALDO)
- Seconded by Mr. King. No public comment. All in favor, motion passed.

**OTHER BUSINESS:** The reorganization meeting will be held at the next meeting when all members can be present.

Meeting adjourned at 6:29 pm by Mr. DeHaas.