

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
June 2, 2026, 2026

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on June 2, 2026, at 6:00 p.m.

Present:	John DeHaas Joel Sears Thomas King Scott Stevens	Amy Mitten Dave Davidson, C.S. Davidson, Inc. Dawn Hansen, Zoning Officer
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PUBLIC COMMENT PERIOD: None

APPROVAL OF MINUTES: Mr. Sears made a motion to approve the minutes of the February 2, 2026, meeting. Seconded by Mr. Stevens. All in favor, motion carried.

ZONING HEARING APPLICATIONS: None

Subdivision/Land Development Plans: None

OTHER BUSINESS: Map Amendment

- **Andy Collins, 958 Stream View Lane**, is requesting a map amendment to Tax Parcel 48000350084, Copper Beech Drive, owned by RG Little Women, LLC. The applicant is requesting a partial rezoning of 1.21 acres of the Property from R-1 to AO to allow for a future parking garage.
- Mr. Collins described the property that is currently used as storage with two barns that are used by the golf course.
- The property backs up to Copper Beech which is zoned R-1, to the north is the school which is zoned A-O, and across the street to the west is another old barn used as storage by the golf course and that is also zoned A-O.
- Mr. Collins would like to subdivide the 6-acre parcel, and he would like to buy 1.21 acres and have it rezoned A-O.
- He would like to put in a parking garage like the one on Crest Way to help alleviate parking in Regents Glen.
- Mr. Sears commented on item number 3 on the Engineer's comment letter, relating to the distance between the parking provided for residents, and the Township Ordinance states that the parking must be within 200 feet of the residence. Mr. Sears asked Ms. Hansen if that is correct and if it applied in this case. Ms. Hansen affirmed it was correct and would apply, but that the applicant could always apply for a variance from the Zoning Hearing Board prior to the land development process. That is not the topic at hand, the rezoning of the property is being discussed currently.
- Mr. Sears stated that rezoning this to A-O would open the property up to any use by right in the A-O Zone. Ms. Hansen affirmed this is the case.
- Ms. Mitten asked the Board if there was any use by right that would be a large concern for this property?
- Mr. Davidson stated that multi-family would be permitted.

- Mr. Collins states that the current driveway is only permitted through PennDOT as a low-flow driveway and could not be used for multi-family or commercial uses. A parking garage would only be used occasionally.
- Mr. Davidson confirmed it was probably a low-flow driveway. Someone could come in and put in 10 apartments, and it could still be considered a low-flow driveway. The zoning stays with the property and if the garages are gone someone could come in and put in a sit-down restaurant. We must look at all the possibilities.
- Ms. Mitten had concerns about other uses causing issues with the neighbors.
- Mr. DeHaas has concerns about rezoning only a sixth of the parcel. Mr. Collins pointed out that the other 5 acres are stormwater retention ponds which cannot be built upon.
- Mr. Davidson pointed out that if Mr. Collins was going to use the property for multi-family he would have asked for the rezoning of the entirety of the parcel.
- Mr. DeHaas has concerns about taking just a portion of the parcel and rezoning it and not the entirety of the parcel.
- Ms. Mitten likes the proposed use and the proposed zoning.
- Mr. King mentioned that the size of the garages are rather large and had concerns that it would turn into storage, rather than a parking garage.
- Mr. Collins said the spaces are sized large enough to house a Corvette with the doors open to be able to clean them, buff them, etc. The units would have one outlet for a trickle-charge. Each would have an overhead light, a door opener, and there would be partitions between the units. Perhaps they want to store a boat or jet skis.
- Mr. DeHaas stated that this would come before the Planning Commission again during land development and we could discuss more concerns at that time.
- Ms. Hansen asked if this was just for Regents Glen residents. Mr. Collins said it would no longer be a part of Regents Glen or the homeowner's association and could be rented by anyone.
- Mr. Davidson said it could always have a deed restriction associated with it that could limit the uses on the parcel.
- Ms. Mitten asked for a motion.
- Mr. DeHaas made a motion to recommend approval of the change of the zoning on the 1.21 acres of the parcel from R-1 to A-0. Seconded by Mr. Sears. All in favor, motion passed.

Mr. Sears made a motion to adjourn, seconded by Mr. DeHaas. Meeting adjourned at 6:22 pm.