

MINUTES OF  
SPRING GARDEN TOWNSHIP PLANNING COMMISSION  
June 3, 2025

**CALL TO ORDER:** The monthly meeting of the Spring Garden Township Planning Commission was held on June 3, 2025, at 6:00 p.m.

Present: John DeHaas  
Joel Sears  
Amy Mitten  
Scott Stevens

Dawn Hansen, Zoning Officer  
Dave Davidson, C.S. Davidson, Inc.  
Robert Sandmeyer

**PUBLIC COMMENT PERIOD:** No public comment.

**APPROVAL OF MINUTES:** Joel Sears made a motion to approve the minutes of the May 6, 2025, meeting. Seconded by John DeHaas. All in favor 4-0, motion carried. Mr. Stevens abstained as he was not present.

**ZONING HEARING APPLICATIONS:** None

**Subdivision/Land Development Plans:** **Final Land Development Plan: 711 Olive Street** - Industrial Park – Build a Landscape contractor’s office.

- Ms. Mitten recused herself due to personal reasons, and turned the meeting over to co-chair, Mr. Stevens.
- Josh George, engineer for the project, provided a narrative on the project.
- The project was granted a Special Exception for an Industrial Park use at the May 21, 2025, Zoning Hearing Board meeting. This allows multiple uses on the parcel.
- This will be a contractor’s office with entrance directly across from Hudson St. They are moving their Inch & Company landscaping office to this location.
- The property is serviced by public water and sewer.
- There are some waivers for stormwater.
- Mr. DeHaas asked for clarification on the stormwater waivers.
- Mr. Davidson went over the items in his comments for clarification of what has been completed and what items are outstanding.
- Mr. George explained that the large berm depicted on the plan will be used as a buffer from the residential neighborhood. The berm will be planted with vegetation and the building will sit below the berm.
- Mr. Sandmeyer asked about the height of the retaining wall at the berm.
- Mr. George stated that the retaining wall will vary in height up to 5 feet.
- Ms. Hansen informed Mr. George that a fence will need to be added to the top of the retaining wall.
- Mr. Davidson stated that he is ok with the berm and retaining wall as a buffer.
- Mr. Davidson inquired what the three concrete pads next to the dumpster location were going to be used for as this would constitute outdoor storage and should be discussed with the Zoning Officer.
- Mr. George thought they would be used for other bins, not trash. He said they are significantly screened by the berm and retaining wall so they would have no impact visually from the outside.
- Mr. Davidson asked Ms. Hansen if that would constitute outside storage.

- Ms. Hansen stated it would be and should be discussed further. She also stated the dumpster pad should be moved to the rear of the property to prevent a blockage of the driveway, the only means of ingress/egress, while being dumped.
- Mr. George stated that given the small amount of traffic in and out of the facility and the short time it takes to empty the dumpster, it should not create an issue, but he would follow up with the Zoning Officer regarding this.
- Mr. Davidson asked if the E & S Plan approval had been obtained yet.
- Mr. George said it is under review at the Conservation District.
- Mr. Davidson said stormwater management has been completed.
- Mr. Davidson wants a note added to the plan stating that the owner will add concrete curbing on Olive Street in accordance with Township specifications within six months' notice by the Township.
- Mr. Davidson stated that he needs security for the plan and a development agreement.
- Ms. Hansen stated that she had four waivers and six conditions. Mr. Davidson agreed.
- Mr. Sears asked for clarification of the waivers and conditions that need recommendation.
- Mr. Sandmeyer made a motion to recommend for approval the following waivers:
  - A waiver for preliminary plan approval. (275-21 SALDO)
  - A waiver for maximum water depth for above ground storage facilities. (265-306.K & 265-306.R(1) SWM)
  - A waiver for minimum top embankment width. (265-306.R(2), SWM)
  - A waiver for maximum side slopes. (265-306.R(3), SWM)
- Seconded by Mr. DeHaas.
- Public Comment
  - David Raneri, 1348 Second Ave – Asked what Inch and Company was paying, and stated he does not approve of the plan.
- All in favor, motion passed 4-0.
- Mr. Sandmeyer made a motion to recommend for approval the following conditions:
  - Work with the Zoning Officer to relocate the dumpsters and discuss outside storage. (275-40.1.D(5)(a), SALDO).
  - An approved E & S plan and NPDES Permit are required. (275-24.D(4), SALDO)
  - Security for proposed improvements (sewers, landscaping, stormwater, erosion control) must be posted before final plan recording (§275-24.D.5, SALDO)
  - A Development Agreement, prepared by the Township's solicitor, shall be executed, and recorded by the Township prior to the release of the Plan for recording.
  - Stormwater management approval (§276 Stormwater Management)
  - Owner's notarized signature (§275-24.C(22), SALDO).
  - A note added to the plan that the owner will install concrete curbing within 6 months' notice from the Township.
- Seconded by Mr. Sears.
- Public Comment:
  - Tom Mitten, 653 Mulberry St. – Had questions about the retaining wall, security for the property, and discussed property maintenance concerns.
- All in favor, motion passed 4-0.

**OTHER BUSINESS:** Reminder that the Comprehensive Plan Advisory Board will meet with York Township's Planning Commission on Monday, June 23, 2025, at 6:00 pm at York Township.

**PUBLIC COMMENT PERIOD:**

- Ted Waltersdorf, 1558 Hollywood Parkway – Implored the Planning Commission to preserve the property at 1643 & 1799 Mt. Rose Ave.
- Raeann Waltersdorf, 1558 Hollywood Parkway – Spoke regarding recreation and preserving the property at 1799 Mt. Rose Ave. and encouraged the Township to purchase and preserve the Baker property if it becomes available.
- Roberta Boffo, 1080 Grandview Rd – Spoke about zoning of 1799 Mt. Rose Ave., and encouraged the Planning Commission to make a recommendation to preserve the property.
- Ms. Hansen explained the process for the Planning Commission to recommend the comprehensive plan to the Board of Commissioners.

Motion to adjourn by Mr. DeHaas, seconded by Mr. Stevens. All in favor. Meeting adjourned at 6:42 pm.