

MINUTES OF
SPRING GARDEN TOWNSHIP PLANNING COMMISSION
July 7, 2026

CALL TO ORDER: The monthly meeting of the Spring Garden Township Planning Commission was held on July 7, 2026, at 6:00 p.m.

Present:	John DeHaas	Amy Mitten
	Joel Sears	Dave Davidson, C.S. Davidson, Inc.
	Scott Stevens	Dawn Hansen, Zoning Officer

PUBLIC COMMENT PERIOD: None

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

ZONING HEARING APPLICATIONS: None

Subdivision/Land Development Plans: **Final Land Development Plan for 1000 Golf Club Drive, Regents Glen Golf Course Clubhouse**— Proposing to remove the existing Pro Shop, storage shed, golf cart storage area, and 20 parking spaces. The Pro Shop operations will be relocated to the existing restaurant building, while the new clubhouse will provide dining, gathering and event space, replacing the function of the existing event tent. The remaining existing improvements will remain unchanged.

- Brent Detter of David Miller and Associates provided an overview of the plan. Katie Moyer, of Inch & Co, was also in attendance to represent the applicant.
- They are proposing 173 parking spaces, only 160 are required.
- Currently, any ground-keeping employees park at the maintenance building on Indian Rock Dam Rd.
- They are enlarging the Pro shop and creating a new restaurant and event space.
- They are requesting a waiver of preliminary plan review.
- Mr. DeHaas asked what the current clubhouse square footage is versus the proposed clubhouse, but Mr. Detter could not provide that information.
- Katie Moyer stated that the current pro shop is between 1,200 and 1,300 square feet.
- Mr. DeHaas asked about the comments from the Engineer regarding subdivision of the parcels and how that would affect lot coverage and stormwater calculations.
- Mr. Detter explained that he could not provide that information as they have not examined it like that. This should not affect any stormwater calculations.
- The parcels that need to be subdivided will be made later because of recent property acquisitions adjacent to the golf course. Mr. Davidson does not have an issue with this being addressed later.
- Mr. Davidson is concerned about the employee parking occurring at the maintenance shed as there is discussion of building townhouses at that location. Should that happen, there need to be adjustments to allow for employee parking somewhere else.
- Mr. Detter stated that if the townhouse project would proceed the maintenance building would have to be moved and arrangements could be made for parking at that time.
- Ms. Hansen inquired about the number of employees that are currently using that parking location, stating that they are proposing 13 more spaces than required by the Ordinance. They would require one parking space per employee.

- Ms. Moyer stated there are about 13 ground-keeping employees so they would still be able to meet the parking requirements as proposed.
- Ms. Moyer stated that there has been some discussion about moving the maintenance building closer to the clubhouse in the future, but nothing has been started on that possible project. If the maintenance building moves, the parking for the ground-keeping employees will move with the maintenance building.
- Ms. Mitten pointed out that the parking space requirements on the front page of the plan need to be updated to show the correct breakdown of parking requirements.
- Ms. Mitten inquired about the status of the grinder pump, E & S plan approval, and stormwater management.
- Mr. Detter stated that the E & S plans have been submitted to York County Conservation and they are also working through an existing NPDES permit as well. Once they get the NPDES permit straightened out and E & S plan approval from County Conservation, then the stormwater plans and security can be addressed by C.S. Davidson.
- Ms. Mitten also asked about the status of comments from YAUFR and York County Planning Commission.
- Mr. Detter stated that they were both at the sketch plan meeting but did not seem to have any concerns. He will request letters from both entities.

Mr. DeHaas made a motion to recommend the plan to the Board of Commissioners with the following waivers and conditions:

1. A waiver for preliminary plan has been requested.
 2. Provide a comment letter from York Area United Fire and Rescue and address any comments.
 3. Provide a comment letter from York County Planning Commission and address any comments.
 4. If a grinder pump is being used in the new design, provide an Operations and Maintenance Agreement for the grinder pump.
 5. If the maintenance shed is relocated, provide new parking alternative to address the employee parking location at the maintenance shed, and have it approved by the Township.
 6. Requires approval of an E & S Plan through County Conservation.
 7. 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.
 8. Security for proposed improvements must be posted before final plan approval (§275-24.D.5, SALDO)
 9. Name and seal of the registered professional engineer or surveyor responsible for the plan.
 10. Name and seal of the registered Landscaper responsible for the plan.
 11. Owner's notarized signature (§275-24.C(22), SALDO)
 12. Stormwater management approval. (§276 Stormwater Management)
- Seconded by Mr. Sears. All in favor, motion passed.

OTHER BUSINESS: None

Mr. DeHaas made a motion to adjourn, seconded by Mr. Sears. Meeting adjourned at 6:28 pm.