

MERCER COUNTY
SPRINGFIELD
TOWNSHIP, EST 1805

Planning Commission

February 27, 2023

7:00 pm

Present: Randy Patterson, Pam McCluskey, Joe Mattace, Brian Flick, Pete Dickson, Jonathan Garczewski (Gateway Engineers), and Office Manager Maria Buccini.

Absent: Aaron Keck and Patty Wilson

Also Present: Tim Stiffy, Carl Stiffy, Brett Ligo (Ligo Architects for Cobblehaus) and Marco Fox (R.A.R. Engineering for Stiffy Subdivision).

Call to order: Meeting called to order by Randy Patterson at 7:03 pm.

Pledge of Allegiance: Pledge of Allegiance was led by Brian Flick.

Agenda Additions or Deletions: The word "preliminary" needs to be added to the first sentence under New Business in part 6a. It is to be:

Motion to recommend to the Supervisors preliminary approval of the Consolidation and Subdivision Application and Non-Building Waivers submitted by Tim Stiffy, conditioned upon the recommended administrative or third-party permits.

A revision has been made and saved to include this change.

Public Comment on Agenda Items: None

Meeting Minutes: A motion was made by Joe Mattace and seconded by Brian Flick to approve the meeting minutes from January 23, 2023. All in favor, motion carried.

New Business:


- a. A motion was made by Brian Flick and seconded by Joe Mattace to recommend to the Supervisors preliminary approval of the Consolidation and Subdivision Application and Non-Building Waivers submitted by Tim Stiffy, conditioned upon the recommended administrative or third-party permits. The application proposes the consolidation of adjoining Tax Parcels 29-216-158 (20.73 acres) and 29-216-159 (20.29 acres) and then subdivide the property into the following five lots: Lot A (9.98 acres), Lot B (8.53 acres) Lot C (2.00 acres), Lot D (9.51 acres) and Lot E (10.99 acres). All in favor, motion carried.
- b. A motion was made by Brian Flick and seconded by Pete Dickson to recommend to the Supervisors approval of the Cobblehaus Brewing Lot Consolidation Application submitted by Chuck Gerbe. The plan proposes the consolidation of Tax Parcel (29-215-069 (5.93 acres) and per instrument 2008-10305, abandoned railroad right of way (0.88 acres) into Lot 1 (6.81 acres). All comments from the Mercer County Regional Planning Commission must be addressed. All in favor, motion carried.

Old Business: None

Communication: None

Public Comment: None

Adjourn: A motion was made by Brian Flick to adjourn. Seconded by Joe Mattace. Motion carried and the meeting adjourned at 7:20 PM.



Patty Wilson, Secretary