Durham Township Planning Commission

Agenda

Wednesday, November 4, 2026

Held in the Township Meeting Room at 7 pm

Call to Order & Pledge to the American Flag **Time: ____**

Attendance:

Approval of the Minutes for February 17th 2026: Motion by___2nd by____

New Business:

- **Conditional Use Application review:** 706 Sunday Road. Motion to recommend/not recommend to the BOS. Motion by____2nd by____

Old Business:

- **SALDO Review:** Solicitor Nelson is currently reviewing.
- **EAC Update:** 2 openings available on the EAC committee.
- **Durham Springs:** ZHB meeting continued until 11/5, 7 pm PRFR St #40
- **Harmony Fields (408 Kintner Rd):** No Update; property for sale.

Public Comment:

Motion to Close:

Future Projects: Comprehensive Plan Update 2027

Durham Township Planning Commission
Draft Meeting Minutes
February 17th 2026
Held at PRFR Springtown Fire House

Call to Order by: A.Mills Time: 7:00 pm

Pledge of Allegiance

Attendance: Chairman A. Mills, Vice Chairman Matt Crouse, Heath Millett, Jim Beerer, Johanna Chehi, Charlie Orecchio, Cindy Skoriak (alt), Engineer Tyler Freed, Solicitor Michael Tuosto, Administrator Danielle Cox

Absent: Wendy Badman

Other Attendees: Durham Springs Representatives

Approval of the Minutes for the December 2nd, 2025 meeting. **Motion** by H. Millett, 2nd by J. Beerer
Vote 7-0

Approval of the Minutes for January 6th, 2026, Re-Org meeting. **Motion** by J. Beerer, 2nd by H. Millett
Vote 7-0

Chairman A. Mills requests that we conduct old business first. Members agreed

Old Business

- SALDO Review: Tyler has sent the SALDO review to Solicitor Nelson; he will have more information for us in a month or so.
- Zoning Ordinance Revisions: No update
- Commercial Medical Marijuana: No Update
- Solar Webinar: No Update
- Tiny Homes: No Update
- EAC Update: No Update, 1 opening available on the committee. See Danielle if you are interested
- Commercial EV Charging: No Update
- Durham Springs: Discussion under new business
- Harmony Fields (408 Kintner Rd): No update

New Business

- **Durham Springs Sketch Plan Review:** Attorney Paul Cowan gave a brief update that they have submitted a new sketch plan for review, and they are looking for feedback from the residents and the Planning Commission. They would like the Planning Commission to vote on recommending whether Durham Springs should combine the cottage lot and the restaurant lot into one (1) or keep the lots separate. Architect R. Fey gave a brief description of the differences between the original sketch plan and the one being presented tonight. Two (2) nearly identical 10 room guesthouse, each house is 3000 sq feet. The house would be located as far back on the property as they could be and will only be available to event guests, not rented out to individuals during non-event days. There would be 10 buildings in total, including a caretaker's cottage that would be occupied by an employee to oversee the grounds. Mr. Fey discussed the parking and traffic flow. Township Engineer Tyler Freed discussed his review of the new plan. He stated they will need several variances. He recommends that the PC vote to combine the lots into one (1) lot. The next step would be for the applicant to submit their

variance requests, and Tyler would like to review their request before submitting, just to ensure everything is in order.

Public comments for Durham Springs:

Jake/Easton Rd, Will maintenance be performed on the sign located at Rte 611 and Lehnenberg Rd? Will all regulations be followed if there needs to be hazardous materials removed from the property? Durham Springs will follow all laws regarding hazardous material removal if needed, but doesn't think there will be any removed.

Tom C/Mine Hill Rd, what type of business would be conducted? Durham Springs stated events only, mostly weddings, as they have other properties better suited for corporate events. Toma is also concerned about erosion on Lehnenberg Rd and asked if PennDOT can be made aware of the project.

Resident/ Mine Hill Rd asked where Rogers Run is located and asked about the Wells that would be needed. Durham Springs stated that additional testing still needs to be done, and P.C. Chairman reminded the residents that Well/Septic all come from the County Board of Health; the township has no say in it.

Jason/Lehnenberg Rd, thanked Durham Springs for listening to the residents from the 1st meeting in 2024. This plan is a big improvement. What would the maximum capacity of the buildings be? This is yet to be determined. PC chairman stated that conditions could be added to the plan approval, limiting them to a certain amount. Asked about well Depth.

Karen/Lehnenberg Rd, Restaurant and occupancy questions. Traffic concerns.

M. Negri/ Coon Hollow Rd, Questions about septic, limited uses, parking. Fencing around the pond. R. Faye explained the owner is willing to fence in the pond if that would make residents more comfortable.

Sarah S/ County Line Rd, concerns about the water table and water usage from the property development, especially considering the droughts we have been through.

Resident/Easton Rd, asked about the buffer zone, if a bog turtle study will be done, and if we can put a cap on the number of events they hold. PC chairman Mills stated We cannot limit the number of events; we could limit the hours to a reasonable time.

Resident/Lehnenberg Rd is concerned about the parking area and whether there will be security during events.

Zak/Lehnenberg Rd, can the next sketch include an elevation plan?

C. Klein/ Coon Hollow Rd asked if Durham Springs is willing to accept a condition that limits what they can rent rooms for.

Ed O/Coon Hollow Rd, do we know what the maximum draw rate is, or gallons per minute that will be used?

Linda S/ Cross Rd asked what would keep the guests attending the event from going back to a guest room and then exceeding the capacity that we put limitations on.

Sue D/, Will the police be present during events?

Resident/Mine Hill Rd, concerned about lighting, well, and environmental concerns, Chairman Mills informed the pubic we have light ordinances on the books that they would need to comply with.

Charlie O/Cross Rd and PC member, will there be outside events held? Durham Springs stated most likely not.

J. Chehi/ Resident and PC member, asked about the type of events that will be held.

Donald R/ Stouts Valley Rd questioned if combining the lots was a good idea.

A motion was made by H. Millett to recommend that the Planning Commission approve that Durham Springs move forward by combining the lots as the engineer recommended. A. Mills 2nd the motion. **Vote** 7-0

Chairman Mills thanked the applicant for listening to the community comments during the first meeting back in 2024, as this plan reflects a lot of changes that addressed those concerns.

Comments/Questions from the Floor: None

Motion To Close at 8:22 pm: Motion by J. Chehi, **2nd** by C. Orecchio **Vote 7-0**