

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
June 1, 2026

The Springfield Township Planning Commission held its regular meeting on June 1, 2026, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 6:55p.m.

Index (39) 006-007.0-002.00 – Daniel Kmecik. Proposed is dividing the 104.5 acre parcel into Lot 1-51.78 acres and Lot 2-52.72 acres. Both lots are to remain as agricultural use and will remain in the Agricultural Security Area. A non-building waiver was executed. After some discussion Elwin Rhoades moved to approve the Mylar as presented. Ken Zimmer seconded; passed by unanimous, roll-call vote.

CU2026-003 11782 Middle Rd. (McKelvey) – Proposed is a 3-sided parking structure, open on the east side (40'x120') to expand their bait/tackle business to include parking of boats (for rent) and their personal equipment. The proposed structure would be placed toward the back northwest corner of the property. Stormwater Management planning would be required as well as a zoning permit. No maintenance/repair of boats will be performed on-site. Hours would be 5am-9pm, 7 days/week, 365 days/year. No employees outside of Tim/Laurie. No noise is anticipated. No storage of boats outside of the parking structure. No additional signs are to be placed. May add security lighting for the structure. Any future expansion is to be addressed by the township. After brief discussion, Paul Eagley moved to recommend approval by the BOS. Brian Barrante seconded, passed by unanimous, roll-call vote.

Nuisance Ordinance – Meredith updated the PC on the properties that were addressed at the May BOS meeting and those that will be addressed at the June BOS meeting. Three of the five property owners contacted for the May meeting attended the meeting and have made some good progress. They will be re-addressed at the June meeting, with three additional property owners on the agenda.

Open Discussion – The township has been contacted by SOFOS Power. They want to develop 25 acres of a 199-acre parcel on McKee Rd. From the SOFOS rep: "The proposed project is not a data center. Stand-alone battery storage is electrical grid-support infrastructure that adds capacity and resiliency to the grid. The batteries charge during low-demand periods when there is excess energy and then release energy onto the grid during high-demand periods. Batteries are enclosed in containers that are similar visually to metal shipping containers. The rest of the development would include electrical infrastructure to connect to the existing high-voltage transmission line on the property, access roads, and stormwater retention. After construction, the project would generate minimal traffic and not require public water or sewer." This would likely fall under Utility Substation, which is a permitted use in all zones.

Minutes – Brian Barrante moved to approve the April & May minutes; Paul Eagley seconded; both passed unanimously.

Attendance: Brian Barrante, Paul Eagley, Bob Bright, Ken Zimmer, James Noble, and Elwin Rhoades; Secretary, Meredith Borstorff. Chip Folletti was absent.

With no further discussion, the meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary