

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
April 6, 2026

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

13628 Ridge Rd., Index (39) 014-035.0-032.00 (Dan Carroll, Jr.) – Non-Building Waiver executed/signed. No Mylars to review yet. Bob asked Meredith to reach out to Dan to have his surveyor locate the well and septic.

Index (39) 006-007.0-002.00 – Daniel Kmecik. Discussed options to sub-divide (approx. 52-53 acres) and sell to Fairview Nursery. The PC reminded Dan to contact the Health Dept. to see what is required (i.e. non-building waiver). The entire parcel is currently in the Ag. Security Area (ASA) and all will remain in the ASA once it is sub-divided. Meredith will check with an ASA contact to see if we need to remove the parcel and re-add both back in.

12952 Biscoff Rd. Index (39) 023-084.0-009.01 (Leah Watkins) – Small Flow Treatment Facility (SFTF). Reviewed/signed.

Summer City #12 Index (39) 003-001.0-017.30 (Mike Conway) -- Small Flow Treatment Facility (SFTF). Reviewed/signed.

Data Center Ordinance – Discussion and review of the sample ordinance provided by the EACOG.

- The PC recommends we restrict Data Centers to the Light & Heavy Industrial districts.
- Change “deciduous trees” to “hardwood trees”.
- Pg. 4 – Noise and Vibration – needs more investigation.
- Pg. 7 – Emergency Management – Putting a certain degree on the SVFD. Make sure there is no cost to the local department for equipment or training specific to the data center.
- Road bonds/road maintenance agreement. There will be an impact to local roads.
- Utility costs – Consider the potential impact to local residents’ utility costs

Bob Bright will draft a letter for consideration by the Board of Supervisors.

Nuisance Ordinance – Bob and Meredith worked to draft documents to be used when pursuing someone in violation of the ordinance. The first few letters will be sent and those that may be in violation will be invited to the May 11 BOS meeting and a determination will be made. If nothing has been done and/or it is deemed a “nuisance” by the BOS a letter of determination, along with a violation notice will be sent to the resident. If they still do not meet requirements set forth in the violation notice and fail to appeal the BOS’ determination, the township will pursue action with the District Magistrate.

CU2026-002, 4825 Rudd Rd., Yvonne Ehrhardt – The CU was approved by the BOS at the March 9, 2026, hearing. Additional conditions imposed were quiet hours, no pets, and no processing of any game or fish on the property..

Minutes – Brian Barrante moved to approve the January minutes; Elwin Rhoades seconded. Ken Zimmer moved to approve the February minutes; Paul Eagley seconded; both passed unanimously.

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

With no further discussion, the meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary