

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
May 5, 2025

The Springfield Township Planning Commission held its regular meeting on May 5, 2025, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 7:00p.m.

Mylar – 11748 W. Lake Rd. (Index (39) 005-006.0-002.00), Dan Kmecik -- Proposed is 3.0 acres to remain with the house and barn. Parcel "A" (37.90 acres) is to become integral with (39) -005-006.0-002.01, -003.00, and -003.02, to form a 66.78 acre parcel of land owned by Fairview Evergreen Nurseries, Inc. After some discussion, Ken Zimmer moved to approve the Mylar as presented. Elwin Rhoades seconded; passed unanimously.

Nuisance Ordinance – There was general discussion about the status of the ordinance. It has not been finalized.

Solar Ordinance – Bob Bright provided a comparison review of ordinances from: PSATS, Girard Township, Erie County, Venango, and one from Gery Nietupski (Conneaut Township). Comments/concerns.

- The PC feels that ASES should be considered and not exempt from the proposed ordinance.
- Consider reducing the 5-acre minimum to a 2-acre minimum.
- Limit the power generation for these ASES systems to 10kw (PSATS ordinance).
- Still recommends the use be permitted in light & heavy industrial zones (per current zoning map). Exclude A1/A2. Potential conditional use in Residential/commercial?
- What is "appropriate enforcement action"?
- Is the security amount appropriate?
- Should a maximum acreage be in place (% of total township).
- Special taxation provisions to consider/address?

Bob will draft a letter to the BOS on behalf of the PC to provide review comments on a solar ordinance.

Minutes – Ken Zimmer moved to approve the February 3, 2025, minutes. Paul Eagley seconded; passed unanimously.

Open Discussion – Shannon Miller (12220 Main St.) asked whether she would need a zoning permit to add a handicap bathroom to her existing single-family dwelling. She believed that if she stayed below 10'x10', she would not be required to obtain a zoning permit. Bob Bright indicated that a permit would be required. Meredith Borstorff (Zoning Ofcr.) stated that if an accessory structure (separate from the dwelling) stayed below 100SF, it would not require a zoning permit. However, an addition to the dwelling, whether 2SF or 200SF, would require a zoning permit. The Health Department would also have to approve whether the existing septic could accommodate an additional bathroom. An actual building permit and inspections may be required as well. Meredith provided Shannon with her email address and asked that she send a sketch of what she proposed so appropriate paperwork could be provided to Shannon.

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

With no further discussion, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary