

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
March 2, 2026

The Springfield Township Planning Commission held its regular meeting on March 3, 2026, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 7:00p.m.

CU2026-002, 4825 Rudd Rd., Yvonne Ehrhardt – The applicant participated via phone. Yvonne is proposing to use 4825 Rudd as a short-term rental. This is being addressed as a Conditional Use (Other Business Uses) in the R-Residential district. The mobile home has two bedrooms and two bathrooms. She indicated that there are no current issues with the well or septic. There is no plan to have anyone stay in a camper or tent on the site. She would like to have a local agent to manage the rentals and maintenance of the property. Meredith mentioned that she would reach out to a local resident (also a realtor) to see if that service was offered or if Yvonne could be directed to an agent. Notice was sent to the immediate neighbors. There were no additional questions or concerns. With the understanding that a property manager will be obtained and that no RV/camper/tent camping be permitted, Elwin Rhoades moved to recommend approval of the short-term rental. Paul Eagley seconded the motion; unanimously approved.

13628 Ridge Rd., Index (39) 014-035.0-032.00 – Property owner, Daniel Carroll, Jr., discussed sub-division options with the planners. Proposed is to sub-divide approximately two acres on the southwest corner, keeping the two outbuildings. The house and garage would stay with the remaining farmland. Dan was advised to check with the health department to determine if the non-building waiver would apply to his proposed sub-division. Otherwise, the PC sees no issue with what Dan would like to do.

CU2026-001/ZV2026-001, 14160 Ridge Rd., Index (39) 013-041.0-004.00 – Both applications were approved for various business uses proposed by Dan Killian. There were a few residents in attendance at the hearings with minor concerns.

Nuisance Ordinance – There was discussion about how the township would proceed to pursue properties that are in violation. There are several properties to address. Two of which have been through the district justice process already but still are not compliant. It is understood that residents are not likely aware of the new ordinance. It will be made available on the township website for anyone to view. An initial letter of contact with a property owner will be drafted to address those in violation.

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

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

With no further discussion, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary