

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING  
October 6, 2025

The Springfield Township Planning Commission held its regular meeting on October 6, 2025, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 7:00p.m.

*Solar Ordinance* – On the agenda for enactment at the October 13 BOS meeting.

*Shannon Miller, 12220 Main St. (39) 045-010.0-017.00* – Shannon addressed the PC and asked if they could do anything to push through the Township approval of her previously submitted zoning permit application for her “trailer expansion”. Bob Bright explained that the PC has no impact/authority on zoning permit approvals. They had previously been involved with her variance request, but they are not involved in the zoning permit process. He also mentioned that, as he understands it, it is currently the township solicitor in communication with her attorney. Due to that, they would not have any discussion on the matter. Meredith confirmed this. She informed Shannon that the township solicitor had emailed her attorney that day to inform him that a formal response would be sent by the end of the week. Meredith also indicated that a revised zoning permit application had been sent to Shannon’s attorney back in February of 2025. Shannon provided the PC with a packet of information, along with a new/different zoning permit application. Meredith indicated she would review the application (comparing it to the previous application) and forward it to the township solicitor so he could respond to Shannon’s attorney.

*Minutes* – Paul Eagley moved to approve the August and September 2025 minutes. Brian Barrante seconded; passed unanimously.

*Special Exception Application – 6143 Route 6N (Index (39) 024-048.0-001.00)* – Buyer, Deep Grewal, presented an application to use the property for a Convenience Store/Gas Station. The property had been previously used in this manner, but all the tanks had been removed from the ground. The current owners are in the middle of remediation for contamination of the soils. He has no immediate plans for a restaurant or vehicle repair. He will address the township down the road if he decides to pursue this. He indicated that he has been in contact with the Erie County Dept. of Health and DEP with respect to the septic/well/soil issues. Application has already been made with ECDH.

*PC: Are you involved with the mess up at the station currently?* D: No. He has written a strongly-worded letter to the current owner trying to get them to clean up the mess. Upon ownership of the property, he plans to start eviction proceedings immediately.

*PC: How much of the building do you plan to use for this?* D: The same area that was used for the convenience store previously. He does not have current plans for the entire building.

*PC: What is the status of the remediation due to leaking tanks?* D: There are approximately 23 monitoring wells being tested (2-3 yrs into the process). There will be new tanks placed in a different location.

*PC: If approved and the purchase goes through, are you evicting the current tenants?* D: The lease is up at the end of the year. They plan to pursue eviction as soon as legally possible.

*PC: Do you have previous experience running a gas station?* D: Yes. He has purchased and improved existing stations as well.

After some discussion, Ken Zimmer moved to recommend approval to the Zoning Hearing Board, with the understanding that all required permits and approvals are obtained from DEP/ECDH & Dept. of Labor & Industry. Chip Folletti seconded; passed unanimously. The PC look forward to seeing the parcel cleaned up and improved. A letter from the PC to the ZHB will be submitted.

*Open Discussion*

Warren/Springfield Sub-division (near Route 6N & 20) – Currently for sale. Bob Bright reviewed the info sheet he prepared for potential developers/buyers of the property. It included information on stormwater requirements as well as contact info for DEP, ECDH, PennDOT and locating parcel(s) boundaries prior to development.

ECDH Requirements – Bob Bright shared information from his discussions with Mike Eckstrom. It is not that they have all sorts of new/stricter requirements for septic systems, they are just being truer to their regulations that have been in place for some time, but weren’t necessarily followed to the letter.

NWSD Athletic Field – There was some general discussion about the proposed project. The declining enrollment numbers were reviewed.

*Public Comment* – None.

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

With no further discussion, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary