

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
July 7, 2025

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

Mylar – 7607/7777 Huntley Rd. (Risinger/Shreffler (Index (39) 025-081.0-005.03/-005.00), -- Proposed is sub-dividing 1.27 acres (Parcel A) from -005.03 (Risinger) and making it an integral part of -005.00 (Shreffler). The parcels would then be 4.79 and 7.96 acres, respectively. The Lot Line Revision form was signed as well. 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. It is currently with the BOS & township solicitor.

Solar Ordinance – No update. Meredith provided a brief summary of the tour of the solar farm in Girard Township (200 acres).

Open Discussion – Kim & Randy Davison (13458 W. Lake Rd.) attended to discuss potential sub-division of their parcel to enable their son to live on the newly created parcel in a camper or a tiny home. The PC & Zoning Officer (ZO) explained that Springfield Township does not permit more than one dwelling per lot of record, nor do we permit someone to live in a camper. Also, our minimum is 900SF for a single-family dwelling. They are looking at options to separate approximately 1 acre on the eastern point of the existing parcel. The ZO provided an overhead view of the parcel showing that there is some floodplain towards that end of the property. This would have to be kept in mind when considering sub-dividing. There is not enough to meet the required one net acre minimum to the east of the flood zone. While there is enough property to sub-divide, they would have to do their septic planning prior to any approvals being made. Also, they were informed that even if they sub-divide, their son would not be able to stay in the camper or build a tiny home. The violation process was discussed with them as well as potential fines. They will discuss and reach out to the ZO to determine how we proceed.

Minutes – Paul Eagley moved to approve the May 5 & June 2, 2025, minutes. Brian Barrante seconded; passed unanimously.

Public Comment – None.

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 7:50 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary