

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING  
March 3, 2025

The Springfield Township Planning Commission held its regular meeting on March 3, 2025, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 7:00p.m.

*Mylar – 13701 W. Lake Rd. (Index (39) 016-035.0-008.00), Dale Miller --* Proposed is .935 acres (from 13725 W. Lake Rd.) be combined with 13701 & adjacent parcel (Index (39) 016-035.0-010.01). New parcel will be 3.648 total acres (Net 3.411). This cleans up a sub-standard parcel situation. After some discussion, Elwin Rhoades moved to approve the Mylar as presented. Ken Zimmer seconded; passed unanimously.

*ZV2025-002 – Dick, 12004 Middle Rd. (Index (39) 005-006.0-09.05) Variance.* Jennifer Dick presented the PC with her plan for an addition (20'x36') on the front, east end of her existing single-family dwelling. Measurements taken indicate that the proposed placement would be 64'10" from the center of the road. Therefore, a 10'2" variance would be necessary. There is a deck (approx. 12'x36') on the back of the dwelling. In addition, the lines for the propane tank and the water/well to the house are on the back of the house. There is insufficient room on the east side of the dwelling for an addition. The septic and leach field are located in the front of the house. Therefore, in order to not infringe on these, she was looking at placing the addition on the east end of the front of the house. The PC discussed a variety of options. After the PC felt that the applicant had looked at multiple options, Paul Eagley moved to recommend approval by the Zoning Hearing Board. Ken Zimmer seconded; passed unanimously.

*11748 W. Lake Rd., Index (39) 005-006.0-002.00 –* Dan Kmecik attended to discuss options of sub-dividing this parcel. 1) keep the immediate portion with the house (approx. 1.5 acres) from the main parcel. 2) Sub-divide the full width at the front (just under 3 acres) and convey the back to a neighboring parcel. Without conveying the back to a neighboring parcel, it would create a landlocked piece and this would not be permitted. He plans to reach out to the neighbors to see if that is an option. The PC recommended that he keep more than an acre with the house to allow for an additional outbuilding in the future and provide a buffer from the field. Also discussed was the fact that the parcel is in the Ag Security Area (ASA). The parcel would need to be removed from the ASA in order to sub-divide. Once removed and sub-divided, the portion without the house can be added back to the ASA.

*Nuisance Ordinance –* Bob & Meredith began the process of incorporating the BOS comments into the most recent draft. Before we were able to finish that, Gery provided an updated version. We will work to compare Gery's version to what we have.

*Solar Ordinance –* Nothing new to report.

*Minutes –* Paul Eagley moved to approve the February 3, 2025, minutes. Brian Barrante seconded; 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 8:05 p.m.

Respectfully submitted,

Meredith L. Borstorff, Secretary