

SPRINGFIELD TOWNSHIP PLANNING COMMISSION MEETING
January 12, 2026

The Springfield Township Planning Commission held its regular meeting on January 12, 2026, at the Townhouse, 13300 Ridge Road, West Springfield. The meeting was called to order at 7:00p.m.

The meeting opened with nominations for the 2026 positions of Chairman, Vice-Chairman and Secretary. Ken Zimmer made a motion to retain the same individuals as 2025 (below). Brian Barrante seconded; passed unanimously.

Bob Bright as Chairman.
Elwin Rhoades as Vice-Chairman.
Meredith Borstorff as Secretary.

Meetings will be held the **first** Monday of each month, at the Townhouse, 7:00 p.m.. In the event of a holiday, the meeting will be held the next day at 7:00 p.m.. The January meeting will still be held the second Monday.

Brian Barrante and Chip Folletti were re-appointed (expiration 12/31/29) at the January 5, 2026, organization meeting of the Board of Supervisors. There is still a vacancy (exp. 12/31/28). The regular meeting continued.

Parcel ID – (39)-013-041.0-004.00 The parcel is owned by Brenda & Richard Sembower and Debbie & Dennis Hills. The parcel is approximately 18 acres+/- in size and contains three zoning districts: Commercial, Conservation and Residential. The commercial portion borders US Route 20, the residential portion borders PA Route 5 and the two districts are separated by a tributary of Turkey Creek designated as flood zone and Conservation.

The owners are proposing to subdivide the lot. Mr. Dan Killian, his wife and Larry Hovis attended to discuss their proposed use of the commercial portion should they purchase the property. Their intended uses includes: a trucking company for commercial hauling of construction aggregate materials, the storage/sale of landscaping materials, construction equipment repair, rental and sales, and self-storage units. The described uses, excluding self-storage, have been designated as a Conditional Use (CU) - "Other Business Uses" per Section 304.13 of the Zoning Ordinance by the Zoning Administrator. The self-storage use is a Special Exception (SE) in the Commercial district. Both require a hearing. Mr. Killian produced a preliminary site plan for discussion purposes. The summary of the discussions are included on the attached checklist used for all CU and SE requests.

Mrs. Erin Adams was in attendance. She and her husband reside on the parcel to the immediate west. They raise farm animals and conduct gardening activities. Mrs. Adams asked about the proposed storage of any pesticides, herbicides, etc. Mr. Killian responded that they would not be storing or selling any such material. Their proposed bins would be for bark, topsoil, pea gravel etc. The question of oil and grease disposal was also discussed. Mr. Killian stated there would be no on- site disposal. Anything resulting from the maintenance and/or repair of vehicles would be per DEP regulations.

A subsequent question arose regarding buffering/screening for the existing residential properties. The topic was referred to the Secretary/Zoning Administrator who was absent due to illness.

Based on the information presented and ensuing discussions, a motion was made by Elwin Rhoades and seconded by Brian Barrante to recommend to the BOS that the Conditional Use be approved. The PC also recommends that the ZHB grant the Special Exception for the proposed self-storage units.

Parcels – (39) 016-051.0-013.01 (corner lot) & -013.02 (w/house) Mr. Gary Kersnick solicited input from the PC on a lot line revision for two parcels of record at the corner of Nye Road and US Route 20. Neither parcel is in conformance with minimum lot sizes. Without the benefit of a survey, the parcel sizes provided by Assessment are 1.33 and .7726, respectively. However, we do not know if these are *gross* or *net* figures. The corner lot is vacant with the previous structures demolished. The parcel contains a well and septic system. Mr. Kersnick's residence and outbuildings are on Parcel -013.02. In addition, his westerly line has virtually no side yard set-back.

Mr. Kersnick presented a preliminary drawing prepared by David Laird Associates from County GIS records. No survey has been performed at this time. Mr. Kersnick would like to improve the side yard set-back on Parcel -013.02 by revising the shared lot line with Parcel -013.01. This would increase the acreage on Parcel -013.02 and reduce the acreage on Parcel -013.01. After some discussion, Elwin Rhoades suggested that since both parcels are non-conforming to begin with, an improvement of the side yard set-back would be an overall benefit. He made a motion to recommend the reduction of the gross acreage of Parcel -013.01 from 1.33 acres to no less than 1.0 acres (presuming Assessment is using gross acreage) and for Mr. Kersnick to instruct his surveyor to achieve the best possible side yard dimension with that parameter. The motion was seconded and approved unanimously.

Mr. Kersnick has been in contact with the ECHD and is aware of the isolation distance requirements relative to the existing well and septic on Parcel -013.01. That will also be considered by the proposed solution from his surveyor.

Open Discussion:

Land Bank (LB) -There was a brief discussion on potential locations for the next Land Bank project. It was noted that the Jenkin's house on Old Lake Road across from Peggy Gray Candies was being torn down by Dan Killian. However, he was not hired to haul the debris away. The current tax situation was unknown for the discussion. Bob mentioned that the LB program generally looks for parcels that are in arrears which facilitates their negotiation for said parcel. This parcel has previously been mentioned as a candidate for LB acquisition.

Nuisance Ordinance – The ordinance was passed September 8, 2025. PC members have had informal discussions on how the ordinance might be enforced going forward. There are numerous properties in the township with serious issues which necessitated the ordinance. The question is where to start.

One thought was to recommend a simple straight forward case and test the process contained within the ordinance for ease and efficiency. Another idea was to proceed with 3 to 5 of the worst situations in the township. There are merits to each approach, both of which could be lengthy. The goal is to see some immediate improvement going forward. The hope is that successive cases would proceed in a more expedient and cooperative fashion with the clean-up of previous offending properties.

In-lieu of proceeding with just one; especially if it is an egregious or flagrant property, and to avoid the appearance of being picked on, the board felt that 3 properties would be an appropriate number to start with. Ideally, this would occur along the Route 5 and 20 corridors and a north/south route such as Steenburg Road, Tubbs Road or Route 215. A letter will be sent to the BOS expressing our thoughts and recommendations.

Meeting minutes for October, November & December were approved unanimously with a motion by Brian Barranto and seconded by Ken Zimmer.

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

A motion to adjourn at 8:45 was made by Paul and seconded by Elwin.

Respectfully submitted,

Robert Bright
Chairman