

Springfield Township

Planning Commission Meeting Minutes

March 1, 2023

Members Present: Bobb Carson, Angela Kelly, David Long, Dawn Nicholson, Bruce Whitesell, and Nicole Zane.

Also Present: Timothy Fulmer, Scott MacNair, Anthony Matzura, Jim Nilsen, and Lisa Gerhart.

Bobb Carson called the meeting of the Planning Commission to order at 7:00 PM and opened with the pledge of allegiance.

1. Welcome New Members

- a. Nicole Zane until 2023
- b. David Long until 2025
- c. Bruce Whitesell until 2027
- d. Each new member introduced themselves and then current members of Planning Commission similarly introduced themselves to their new colleagues.

2. Business

- a. Cook's Creek (formerly Estates at Hearthstone) Subdivision Review
 - i. Heath Machamer of HNT Engineering presented brief overview of proposed plan.
 - ii. Rotelle Development Company now owns the property.
 - iii. The Highway Occupancy Permit (HOP) is in process for State Rd.
 - iv. Heath reviewed the HNT Engineering waiver request dated 12/12/2022.
 - v. Heath would like to be placed on April agenda and hopes to receive recommendations from the Planning Commission.
 - vi. B. Carson did an informal survey of PC members. All wished to wait until April for formal recommendations. General comments were favorable for waivers requested.
 - vii. Township Engineer Tim Fulmer reviewed the "sewage Facilities Planning Module Component 4A-Municipal Planning Agency Review" document. B. Carson signed the document on behalf of Planning Commission.
 1. T. Fulmer will forward signed document to HNT Engineering.

3. Approval of February 1 and February 16, 2023 meeting minutes.

- a. Motion by D. Nicholson, seconded by B. Carson, N. Zane, D. Long and B. Whitesell abstain, motion carried. Minutes approved with corrections.

4. Correspondence

- a. Resignation letter / B. Hague
- b. Bedic's – Cook Creek Subdivision Comments
 - i. Will present at March work session meeting.

5. Planning Commission Comments and Project Reports

- a. Zoning Overlay
 - i. Defer until March work session meeting to allow new members to review.

6. General Discussion

- a. B. Carson requested Lisa to send out all Planning Commission members and Township contacts' email addresses since there have been a lot of changes recently.
- b. S. MacNair briefly educated new members on Sunshine Act.
- c. Proposal for solar farm at Springfield Tree Farm should be formally submitted to Township soon.
- d. Discussion on business tax.

7. Public Comment

- a. None

8. Adjournment

- a. Motion to adjourn made by B. Carson, seconded by A. Kelly. Motion approved and meeting was adjourned at 8:23 PM.