

Springfield Township

Planning Commission Work Session Meeting Minutes

May 18, 2023

Members Present: Bobb Carson, Dave Long, Angela, Karen Bedics, Nicole Zane, Dawn Nicholson, Bruce Whitesell.

Chairwoman Bedics called the meeting to order at 7:01 PM and opened with the pledge of allegiance.

1. **Business**

- a. None

2. **Minutes**

- a. Karen will forward meeting minutes from 5/3/2023 to commission for review.

3. **Correspondence**

- a. BOS Memo from PC: Sent to Manager and PC Members 5/10/2023.

4. **Planning Commission Discussion**

- a. Commercial Solar Rays:

- i. Questions for S. MacNair:

- 1. Can the application even be heard by the ZHB? Lisa said that per the solicitor the application is "legal"?
 - 2. ZHB meeting is 6/21.
 - 3. D. Long will send out new preserved farmland map of Township.
 - 4. Scott to attend June meeting.

- b. Short Term Rentals

- i. B. Carson Points of Discussion dated 2019.

- 1. Important Issues to Emphasize in Short Term Rental Ordinance

- a. Health and Life Safety

- i. Septic

- 2. Impact to current properties/rentals

- a. License issued and renewed period. Fees should cover cost of inspections, etc.

- b. Inspection of rental property. Frequency?

- c. Ask S. MacNair what the Township's liability is if we don't regulate STR or if we do regulate?

- d. Hotel tax?

- e. Sterling Act legislature. Potential revenue for Township?

- f. Interest in rating compacity.

- g. Parking

- h. Absentee Landlords

- i. Frequency of rentals and length of stay.

- j. Yearly number of days rented.

- k. Enforcement by whom? Staffing.
- l. What other agencies would be entitled to fees collected from STR? Bucks County? (S. MacNair to look into)

5. Public Comments

- a. None

6. PC Member Comments

- a. B. Carson
 - i. Working on Event Venues and will forward his current research for discussion. K. Bedics will add to June work session agenda.
 - ii. Need to focus on trending topics or issues in nation and make goals with recommendations to BOS.
- b. B. Whitesell comments
 - i. We should look at Community Survey from 2018 and make goals based on the survey.
- c. K. Bedics comments
 - i. Discussion of broadband internet service.

7. Adjournment

- a. Motion to adjourn made by B. Whitesell, seconded by B. Carson. Motion approved and Chairwoman Bedics adjourned the meeting at 8:35 PM.