

**SPRINGFIELD TOWNSHIP HISTORIC COMMISSION
REGULAR SCHEDULED MEETING
MINUTES – MAY 28, 2026**

Attending: William Ryker, Bruce Whitesell, Mary Whitesell, Thomas Cline (Members)

Absent: Lorna Yearwood (Board Liaison)

Guest(s): Ellen Sample

The Meeting was Called to Order at 7:00 PM with the Pledge of Allegiance and Welcome extended to Attendees.

Minutes: Upon Motion duly made and seconded, the Minutes of the April 23, 2026 Meeting were approved by Unanimous Vote. Bruce Whitesell commented that he shares our prior Month's Approved Minutes at the next scheduled Board of Supervisors Meeting in addition to them being provided to the Township for public posting.

Public Comments on Non-Agenda Items: Our guest, Ellen Sample, shared that she came across a Historic Resource List while exploring information on their recently-purchased property at 995 Passer Road but was unable to find sources on the List. She came to our meeting as a matter of curiosity to gain additional insight into resources and protocol.

Discussion Topics

A key point of discussion will be components of the Comprehensive Plan and areas of specific focus to the Commission.

A) Township GIS Implementation Discussion and Timeline

The County GIS has a lot of layers to its system. Is there a way to capitalize on that system to mark our properties in the same way? Attempts were made in the past, but there is more energy now behind this concept to achieve implementation. Historic overlay of property and photos would be valuable, and that project is underway. It would then become information that can be posted by the Township so that residents can access needed information, perhaps with previous ownership of properties included as historical background and genealogy (objective versus subjective as to confidentiality). Tying together information at the Springfield Township Historical Society with the Township, GIS data and QR Codes to different locations in the Township could be a beneficial component. A principal mission and vision of the Historic Commission is to raise awareness.

B) Villages and 309 Study Meeting

- 1) Guidance for Designated Historic Buildings in Springtown Villages; Grants: This was introduced as more of a discussion item with the final report on the Map Study anticipated in August, reflective of renewed interest in Pleasant Valley. Pleasant Valley and the limestone area would be prime areas to consider for rejuvenation. These would be items to address in the coming year with Township Branding and possible grants.
- 2) Standard Procedures for Potential Buyers of Homes on Township's List: There is a need to address this matter without instilling fear in potential buyers as they work through the multi-tiers for resale certificate. Historic properties need broader allowances than what current zoning provides, and more economic feasibility for someone to preserve such a property. Requesting a use and occupancy certificate earlier in the process would be

constructive notice to a prospective buyer. Draws from National and State Mandates may be helpful in addressing property maintenance, inspection with residency change and also with auxiliary dwelling units. One factor in assessing needs for potential buyers are the real estate agents selected who are not familiar with our Township areas and its ordinances which can add additional time constraints and delays that may also necessitate change in some other Ordinances of the Township. Consistent with this concern is the outsourcing of zoning services rather than relying on in-house staffing for this need. Our guest shared that her experience in using a local-based realtor familiar with the Township was an asset in their search for and ultimate purchase of their home.

The Township also needs to have a system in place so that older/historic homes do not get so in disrepair that it is financially not prudent or beneficial to renovate for preservation. A recommendation from the Historic Commission to the Board of Supervisors in the beginning stages of these considerations would be a good starting point. Our job as the Historic Commission is raising awareness not policing.

- C) **Springtown Rod & Gun Club Centennial:** Pat McGinness, President of the Springtown Rod & Gun Club, came to the preceding Board of Supervisors Meeting and extended his appreciation to the Township for its stellar support in making this a successful event for all.
- D) **Standing Agenda Items and Comprehensive Plan Initiatives:** These will remain areas of focus on a continuing basis, with Springtown more as a quaint village with business signage and building preservation, a living, breathing history that evolves. “Springfield Township Cares” should be at the forefront of our message and concept. One suggestion as part of raising awareness was for new Members on the Board of Supervisors to do a “road tour” and observation by the Township Road Crew as it traverses the areas being helpful in identifying properties that are deteriorating.

Comments: Commission; Board of Supervisors Liaison; Public

- A) **Commission Comments:** Comprehensive Plan Initiatives, to be recurring points on our Monthly Agenda
 - 1) Encourage a resilient building stock;
 - 2) Establish intent of historic preservation within the Township and align the Historic Overlay District; and
 - 3) Recognize, promote and educate the community on the historic rural identity of the Township
- B) **Board of Supervisors:** In the absence of Lorna Yearwood, this topic was deferred.
- C) **Public Comment:** Our Guest asked about the ranking of 1 to 4 on the Historic List; no definitive answer was available at this time but an inquiry will be made. Bruce Whitesell complimented Ellen on her refreshing, on-point and inquisitive contribution to the meeting.

Adjournment and Next Meeting: Upon motion duly made and seconded by Bruce Whitesell and Thomas Cline, respectively, the Meeting was adjourned at 8:45 PM. Our next meeting will be on June 25, 2026 at 7:00 PM.

*Respectfully submitted,
Mary A. Whitesell, Secretary*