

Springfield Township Planning Commission

Meeting Minutes April 3, 2019

Chairperson Dawn Nicholson called the meeting to order at 7:01 pm with Jay Fuggiti, Bobb Carson, Angela Kelly, Brian Hague and Karen Bedics present.

Motion by Jay Fuggiti, seconded by Karen Bedics, to approve the minutes of March 6, 2019. All in favor. Motion carries.

**Weaver variance application (TMP 42-9-180); 2568 Richlandtown Pike**—Mr. and Ms. Weaver were present. The applicant wishes to build a 1200 square foot pole barn on the property to replace a prefab shed. The proposed location violates the side yard setback by 29 feet (40 required). The lot is non-conforming due to size. Mr. Weaver asserted he had spoken to his neighbors and they had expressed no concern about the proposal.

Motion by Jay Fuggiti, seconded by Angela Kelly, to recommend the Township take no position on the application. All in favor. Motion carries.

**Short Term Rental regulations**—The Commission continued the discussion on how to effectively regulate the use.

- The use will not be considered as a home based business (404.H.4)
- The use will require the owner to be actively living on the property
- There are several sections of the zoning ordinance (B2—Boarding Houses, B-8—Campground Developments, E11—B&B's, E-14—Motel/Hotel, E-16—Recreational campsites) that will need to be aligned with the short term rental use to both distinguish it and ensure there aren't inconsistencies within the performance standards.
- The use won't be limited to specific districts
- The use will require both zoning standards and a licensing method to ensure prompt enforceability
- The Commission debated, but did not settle, the components of the licensing requirements

Ms. Bedics offered to work on the definitions that would be applicable to this use. Mr. Carson offered to compile a list of performance standards for discussion at the next meeting.

The meeting adjourned at 8:25 pm.

Respectfully submitted,

Michael J. Brown  
Township Manager