

Springfield Township Planning Commission

Meeting Minutes June 5, 2019

Chairperson Dawn Nicholson called the meeting to order at 7:01 pm with all members present.

Motion by Bobb Carson, seconded by Karen Bedics, to approve the minutes of May 16, 2019, after correcting for:

- Item 3—clarified the Board of Supervisors was debating the E27 Target Range regulations and simultaneously considering how to broaden the definition of shooting as a residential accessory use to expand beyond the property owner only.

Motion by Steve Smith, seconded by Jay Fuggiti, to approve the minutes as corrected. All in favor.

Motion carries.

Short Term Rental regulations—The Commission continued the discussion on how to effectively regulate the use. Mr. Carson submitted Version 3 dated 5/20/19 and Ms. Bedics submitted Definitions Version 3 dated 5/20/19 for consideration.

- Discussion about use of campers and tents as a STR concluded by allowing their use for this purpose. Zoning regulations will have to be updated to resolve conflicts with STR licensing.
- If a STR is going to use portable toilets they have to be at least 100' from an adjacent residential structure.
- Lots that don't have a valid BCHD sewer permit must submit a certification by a registered PE for the septic system.
- Reiterated the STR has to be the principle domicile of the owner, even if the owner isn't present for the short term rental period. An agent or point of contact is acceptable for licensing purposes for when the STR is in use. Require a notarized affidavit and 2 additional forms of proof to satisfy the ownership requirement. Removed homeowner's insurance and current utility bill as acceptable proofs.
- Well reports will be due to the Township every 5 years
- Commission removed several proposed definitions as unnecessary, referenced all sewer definitions back to Chapter 51 of the Township's Code, and refined other definitions.

Mr. Carson and Ms. Bedics will submit version 4 in time for the July 3rd meeting. The June workshop is cancelled.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Michael J. Brown
Township Manager