

Springfield Township Planning Commission
Meeting Minutes
November 6, 2019

Chairperson Dawn Nicholson called the meeting to order at 7:05 pm.
Also present: Bobb Carson, Stephen Smith, Jay Fuggiti, Karen Bedics and Brian Hague.
Motion by J Fuggiti; second by K. Bedics to approve the October 2, 2019 meeting minutes as presented. All in favor.

PC member Angela Kelly notified Chairperson Nicholson that she is no longer able to fulfill her duties as PC secretary. Ms. Bedics agreed to take meeting minutes for November 6th, 2019

Short Term Rental Ordinance - brief discussion on the AirBnB shooting in Orinda, CA; also discussion regarding the Board of Supervisors' decision to take no action on the proposed STR Ordinance. Planning Commission members agree that STR's need regulating. There was concern that the BOS and PC do not share coincident views on the meaning of principal vs. accessory use, and that this disagreement was a significant element in the failure to adopt the proposed STR ordinance. It was agreed that principle vs. accessory use considerations will affect other, future zoning issues.

Future Goals D. Nicholson feels Planning Commission should continue to make recommendations for ordinance revisions, but formally present those recommendations to the Board in the future. It was suggested that the BOS and PC have a joint meeting to clarify goals and expectations. B. Hague suggested that meeting might evolve to a general conversation with the BOS. PC members agreed that the township needs to update the existing Comprehensive Plan, to at least provide current, accurate demographics and present-day land use patterns for future planning efforts and zoning ordinance revisions.

The Planning Commission wishes to have a joint meeting with Board of Supervisors early 2020.

Agritourism- topics discussed: wedding venues renting out rooms overnight, concerts with ticket sales and large volumes of traffic, reunions and conferences are not really related to agriculture. There was unanimous agreement that farmers should be able to generate supplemental income - but allowing non-agricultural uses regularly and frequently in the agricultural and residential districts will engender inappropriate, high intensity use that is compatible with current uses in the VC, HC, and PI districts. It was suggested that we need to consider stipulating "Event Venue" as a distinct zoning use, and think broadly about appropriate specifications for such a use.

Planning Commission to place Agri-tourism discussion on hold for now.

Meeting adjourned at 8:40 pm

Motion: J. Fuggiti; second B. Carson

Respectfully submitted-K.Bedics