

Springfield Township Planning Commission

Meeting Minutes October 2, 2019

Chairperson Dawn Nicholson called the meeting to order at 7:00 pm with Bobb Carson, Jay Fuggiti, Steve Smith, Karen Bedics and Brian Hague present.

Motion by Karen Bedics, seconded by Jay Fuggiti, to approve the minutes of September 19, 2019, after adding the following sentence to bullet #4 of the Liana sketch plan: "However, the buffer on both side lot lines may need to be brought to Type I status."

All in favor. Motion carries.

Special events and A2/A9 uses—the Commission continued its discussion about how to structure these activities, still using draft Version 1. It settled on creating two subsets of current A2 (Accessory Ag sales) uses. One subset will be for sales of farm products (newly labeled A.2.a Accessory Ag sales):

- Increase the distance radii to 75 miles from 50 miles from which 25% of the products sold must be.
- Remove the provision about property controlled by one's relatives as not germane to a public purpose.
- Keep mulch/manure/soil as an allowable product for sale.
- Prohibit products that turns accessory ag sales into a de facto convenience store.

Another subset will be A.2.b (accessory ag business and agritourism businesses):

- Pony rides, petting zoos, corn mazes, educational tours and seasonal festivals are all examples of allowed agritourism activity.
- Remove sale and service of farm equipment, sale of fertilizer, sale of ag chemicals and custom manufacturing as allowable activity for accessory ag businesses. The discussion of manufacturing centered on how to keep the activity accessory to the ag use and not allow it to morph into a principle use. The key failure is that enforcement is not applied vigorously enough at the outset and allows the accessory use to grow until it becomes the de facto principle use. Once the business grows to a certain size the lot owner should be compelled to move it to an appropriate zoning district or reduce the scale and intensity to an accessory use.
- Replace the performance standard on noise/light/dust/odors to require compliance with Section 508 for accessory business that aren't clearly agricultural in nature such as rental storage, manufacturing, small engine repair and manufacturing.

It will create a new E28 (Special Events) use as a principle use to encompass wedding venue, corporate retreat, haunted house, craft fair, flea market, farm to table restaurant and wine tasting activity. The Commission did not settle on how to distinguish horse shows as accessory to A8 Boarding stable uses vs E28 special events.

Brian Pieri, Route 212, just purchased a farm for grape growing and wine making. He said tasting wine was an integral part of selling wine, and should be allowed as part of ag sales. He said the amount of space needed to perform the activity didn't need to be large, but it did need to happen.

H10 pool regulations—Mike Brown described a recent application for an indoor swimming pool inside a 60 x 32 building that is 20 feet high. The definition of swimming pool and allowable setbacks means a structure this large could be erected 15 feet from a side lot line. The Commission agreed that such an edifice should meet principle building setbacks and will tackle amending the regulation shortly.

The meeting adjourned at 9:25 pm.

Respectfully submitted,

Michael J. Brown
Township Manager