

Springfield Township

Planning Commission Meeting Minutes

February 1, 2023

Members Present: Chairwoman Karen Bedics, Bobb Carson, Brian Hague, Angela Kelly, and Dawn Nicholson.

Also Present: Scott MacNair, Jim Hopkins, Jim Neilson, and Lisa Gerhart.

Chairwoman Bedics called the meeting of the Planning Commission to order at 7:01 PM and opened with the pledge of allegiance.

1. Business

- a. Katzbeck Plans, 1621 West End Blvd. (Rt. 309), Informal Review
- b. Present from Applicant: John K. Katzbeck and Rachel Schmeid.
- c. Mr. Katzbeck stated he was attempting to change the exterior of the building to look like log cabin and improve the overall site.
  - i. Proposing parking for 35 cars in front and back of lot. Planning Commission members didn't receive a copy of the parking plans.
  - ii. Septic shown on parking/ site plans.
  - iii. Well is located on another property (different owner) and Mr. Katzbeck has an easement for the well.
  - iv. Previous commercial (Pool Pro business) use on the property. In 2017 a car went through the building and caught fire and the building has been vacant since then.
  - v. Proposed food truck located in close proximity to the front entrance and will take up 4 parking places.
  - vi. Proposing 30 booths for people to sell wares.
  - vii. Proposed food market on plan might not be happening anymore.
  - viii. One way entering on South side of property and exit at other. Speed limit is 55 mph in that area.
  - ix. Six apartments in the building, currently 4 are occupied along with a small house that is occupied.
  - x. Current existing non-confirming use and code enforcement issues. B. Carson stated that the non-confirming use acceptable but the use cannot be expanded upon.
  - xi. Recommendation to Mr. Katzbeck: discuss with his engineer and go over the current use and what is being proposed, update plans. Mr. Katzbeck also needs feedback from Township Zoning Officer, Code Enforcement-Barry Isset, and Township Engineer. The building and zoning issues need to also be resolved prior to review by the Planning Commission.
  - xii. No further action taken by the Planning Commission.

2. Approval of January 4, 2023 meeting minutes.

- a. Correct Lisa's last name to Gerhart.
- b. Send out documents as Microsoft Word documents, not Google documents.
- c. Motion by D. Nicholson, seconded by B. Carson, motion carried. Minutes approved with corrections.

3. Correspondence

- a. 2022 Annual Planning Commission Report.
  - i. Motion to approve report by B. Hague, seconded by D. Nicholson, motion carried. Minutes approved.
  - ii. K. Bedics will forward to Board of Supervisors.

4. Planning Commission Comments and Project Reports

a. Comprehensive Plan

- i. Reviewed previous meeting notes. Last meeting was January 25, 2023.
- ii. Outreach to Palisades school principals.
- iii. Committee reviewing the Community Profile of the Township. L. Gerhart will send to the Planning Commission.

b. Board of Supervisors Topic List for Planning Commission

- i. List is ranked in order of priority.
- ii. Will discuss at February 16<sup>th</sup> work session.
  1. Attracting and retaining businesses/How to revitalize village centers.
  2. Zoning overlays.
    - a. Scott will provide material.
- iii. Need to look at zoning overlays.
- iv. Looking at new businesses and the requirement in villages with a residence attached to the business.

5. Adjournment

- a. Motion to adjourn made by B. Hague, seconded by B. Carson. Motion approved and Chairwomen Bedics adjourned the meeting at 8:50 PM.