

**Planning Commission**

**MINUTES  
WORK SESSION  
September 21, 2023**

**Members Present:** Dawn Nicholson, Bobb Carson, Nicole Zane, Karen Bedics, Bruce Whitesell.

**Also present:** Lisa Gerhart (Assistant Zoning Officer) & Supervisor James Hopkins.

Ms. Bedics called the meeting to order at 7:04 p.m. and opened with the Pledge of Allegiance.

**BUSINESS ITEMS**

**Possible discrepancies between zoning ordinances and SALDO** – There is a possible need to clarify ordinances via an omnibus amendment. Ms. Bedics asked Ms. Gerhart to note anything that comes up. Ms. Bedics said thus far allowing pervious pavers to be allowed as driveway options is on the list. The discrepancy between SALDO and Zoning Ordinance regarding individual building lots and the timing of well and septic permits was discussed at length. Mr. Carson questioned who the Springfield Township Zoning Officer is and needed clarification as to who from Barry Isett’s office handles the reviews of permit applications. There was much discussion about the zoning officer and Ms. Gerhart’s role as assistant zoning officer.

**Discontinuation of virtual meetings** – All Authority, Board and Committee meetings for the Township will be held in person only. Ms. Gerhart will record the meetings on a recording device for the purpose of producing minutes. Once minutes are approved, the recordings are deleted.

**MINUTES**

The July 5, 2023 and July 21, 2023 minutes were discussed and will be voted on at the regular scheduled meeting in October.

**CORRESPONDENCE**

Ms. Karen Bedics discussed her conversation with K. Auerbach, a historical structures expert, regarding possible cell tower on Township property and historical impact.

**PLANNING COMMISSION COMMENTS & PROJECTS**

**Event venues continued discussion (B. Carson)** – Mr. Carson stated some of the similarities some currently known event venues have in common. He advised the next step he will work on a list of standards regarding all venues – parking, acre minimum, etc.

**PUBLIC COMMENT**

Ms. Kimberly Hirshman, Kunsman Road, stated she was present because she saw the proposed cell tower on the agenda. She wondered how it would be allowed to be built in the scenic overlay district. She said her property is right behind the Township’s and she is not allowed to have cell towers and wind towers as her property is preserved and thinks it unfair a cell tower can be right next to her property.

**ADJOURNMENT**

Motion by Ms. Nicholson, seconded by Mr. Whitesell, and unanimously carried to adjourn the meeting at 8:58 p.m.

Respectfully submitted,  
Lisa Gerhart