

Springfield Township

Planning Commission Meeting Minutes

June 7, 2023

Members Present: Karen Bedics, Bobb Carson, David Long, Bruce Whitesell, and Nicole Zane.

Also Present: Lisa Gerhart, Terry Clemons - Solicitor.

Chairwoman Karen Bedics called the meeting of the Planning Commission to order at 7:03 PM and opened with the pledge of allegiance.

1. Business

a. Event Venues (B. Carson)

i. Reviewed document titled Event Venue Discussion Points, dated May 15, 2023.

1. Definition of Event Venue: A building or property used/leased to host scheduled events, such as (but not limited to): reunions, weddings, concerts, banquets, parties, conferences, meetings, etc.
 - a. All members agreed with definition.
2. Possible Restrictions / Conditions
 - a. B. Carson list (1) – ok.
 - b. (2) - No overnight accommodations discussion ensued. Overnight accommodations might be regulated under a short-term rental ordinance.
 - c. (3) Need more research and discussion on maximum number of events per year and then maximum number of days per event.
 - d. (4) Minimum lot size of 5 acres.
 - e. (5) Buffer should be required from residential properties in the event area; all members agreed the most restrictive buffer should have fence and trees. More discussion needed.
 - f. (6) Define indoor and outdoor events further. (Comments from Pete Jones – Salem Rd)
 - g. (7) Time restrictions 8 AM – 10:00 PM.
 - h. (8) Capacity / number of attendees. More discussion needed.
 - i. (9) Wastewater / Septic. Have Department of Health tell the property owner what capacity their system can serve or they need to provide port-a-potties. More research in to the intensity of use.
 - j. (10) No commercial kitchens allowed. Catering only.
 - k. (11) Alcoholic beverages should stop being served at 9:00 PM (one hour prior to event ending).
 - l. (12) Parking capacity, parking provided internally and intensity of use. More discussion needed.
 - m. (13) Add emergency services to list, change to government functions.
 - n. (14) All members agreed.
 - o. (15) All members agreed.
 - p. (16) More discussion. Possible permitted use in some zoning districts. Watershed areas.
 - q. (17) Need annual inspection and fees for inspection would be covered in annual permit fee.

- r. (18) Require liability insurance indemnifying the Township. Agreed with rest.
Add more from Brian Hague's old list.
- 3. Discussion on what should be on event application from Brian's old document.

2. **Minutes**

- a. Approval of May 3, 2023 meeting minutes with all of B. Carson's comments and N. Zane's leaching comment.
 - i. Motion to accept B. Carson, seconded by D. Long. B. Whitesell abstained (left meeting early).

3. **Correspondence**

- a. Response from Scott MacNair: commercial vs community solar discussion.

4. **Planning Commission Comments and Project Reports**

- a. None

5. **Public Comment**

- a. Pete Jones, 1876 Salem Road for Event Venues discussion.

6. **Adjournment**

- a. Motion to adjourn made by K. Bedics, seconded by N. Zane. Motion approved and meeting was adjourned at 9:10 PM.