

Springvale Township Planning Committee

Regular Meeting Minutes for October 24, 2022

Members present: Becky Fettig, James Scott, Stan Royalty, William Shorter, Joel Kato.

- I. Call to order: Chairman Scott brought the meeting to order at 7:00.
- II. Minutes: The minutes for July 25, 2022, were approved by a vote of 5 to 0
- III. Public Comment & Visitors: The meeting was attended by Ruth Ann and Adam Richie.
- IV. Reports: There were no additional reports given.
- V. Old Business: Chairman Scott briefly stated that previous business heard during the July meeting remained on track at the county level or has been completed.
- VI. New Business: Case #PZBA 22-009:
 - 1. A request by Ruth Ann Richie for Richie Rentals, LLC for lot width variances on properties located at 537 and 573 N. Ellsworth Road, Springvale Township. The proposal is to allow two dwellings (non-conforming) on one parcel to be split into two parcels. Review per Articles 23 & 25.
 - 2. Bill Shorter pointed out an apparent acreage discrepancy between documents. Chairman Scott stated he spoke with Tammy Doernenberg regarding this issue and it is believed to have originated due to the way the front property line had been drawn and/or measured (i.e. – center of the road versus side of the road). The committee felt most comfortable supporting Proposal A versus Proposal B (two were included in this case file).
 - 3. Becky Fettig made a motion to approve PZBA 22-009, Ruth Ann Richie for lot width variances to create two parcels of equal lot width at 537 N Ellsworth Road and 573 N Ellsworth Road, property tax parcel number 24-14-17-34-400-027 within Section 34 of Springvale Township as shown on the plot plan identified as Proposal A and dated received October 10, 2022, based on the facts presented in this case, as well as the five applicable and relevant standards.
 - 4. Joel Kato seconded the motion made by Fettig.
 - 5. Motion was approved by a vote of 5-0.
- VII. Public Comment: There was no Public Comment.
- VIII. Adjournment: 7:21 pm.

_____ Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary

