

**SPRINGFIELD TOWNSHIP
PLANNING COMMISSION
MEETING MINUTES
November 17, 2020**

The Springfield Township Planning Commission met in a regularly scheduled meeting at 7:04 P.M., by way of a Zoom Digital Broadcast. Present at the meeting were Ms. Helwig, Ms. Murray, Mr. Sands, Mr. Mascaro, Mr. Devine, Mr. Quill and Commissioner Standish Also in attendance was Mr. Aaron Holly, Community Planner from Montgomery County Planning Commission and Mark Penecale, Director of Planning & Zoning.

Approval of the Minutes:

The minutes of the October 20, 2020 meeting were approved.

New Business:

Mr. Holly opened the meeting with a reminder that review of the definitions section will continue throughout the review of the entire SALDO. As each section is reviewed, it will be necessary to check the definitions section to ensure the terms remain consistent with the text within the ordinance. The goal is to eliminate conflicts and to offer a consistent definition that is clear and enforceable.

The Planning Commission continued their review of the definitions section of the Subdivision & Land Development Ordinance. The review picked up with the term earth disturbance and continued through to the letter O. This process has taken full advantage of the diversity of the Planning Commission. As a group the expertise of our members is clearly shown. The definition of terms such as existing conditions, forestry, glare, ground cover, hitch, impact fees, impervious coverage, landscape materials, rear lot and modular homes were discussed at length. Several terms have been highlighted for review by the solicitor's office and additional terms have been marked for greater review.

Commissioner Standish informed the Planning Commission that Mark Eisold has resigned as the Township Engineer and that Timothy Woodrow has been named as the interim engineer. The Commissioner informed the Planning Commission that an RFP would be sent out shortly to replace the Township Engineer. The Commissioner provided details on several current and still pending Zoning Hearing Board applications. The Saint Genevieve application has been appealed by an adjoining land owner and to date no settlement has been reached. The Board of Commissioners elected to take a position of opposition to the application filed for the construction of a 5,000 square foot garage structure at 717 Bethlehem Pike. The applicant has withdrawn that application. In addition, an application was filed for a two story residential accessory building to be used as a pool/guest house. After conversations with the applicant's architect, the Board of Commissioners has withdrawn their oppositions to this application. In turn, the kitchen facilities will be removed from the building and a deed restriction will be

imposed on the use of the building. In closing, Commission Standish informed the Planning Commission that the property on Haws Lane owned by “Traditions of Springfield, LLC” and sharing a property line with Springfield Middle School may possibly be submitting revised plans. To date, nothing has been submitted to the Township review.

The next scheduled meeting of the Planning Commission will be held on Tuesday, December 1, 2020.

The meeting was adjourned at 8:47 P.M.

Respectfully Submitted
Mark A. Penecale
Director of Planning & Zoning
Springfield Township

DRAFT