

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
January 20, 2009

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above.

Chairman Bob Gutowski called the meeting to order at 7PM, present were George McDowell, Amanda Helwig, Joe Gerber, Mary Holland, Jim Mascaro and Angela Murray.

Commissioner Doug Heller and Rob Dunlop the Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes

Minutes of the December 2, 2008 meeting were read. A motion to approve was made by Joe Gerber, seconded by Angela Murray and approved 7 for, 0 against.

Board of Commissioner Update

D. Heller

Com. Heller updated the Commission on the continuing discussions of the BOC regarding the Riparian Ordinance. The BOC is attempting at this point to map the municipalities in the area that have enacted a Riparian Ordinance. The BOC is attempting to balance the public need for improved water quality with the rights of property owners adjacent to riparian corridors in the Township.

**1100 E. Mermaid La.
Wyndmoor, PA**

**Chris & Steve Kurtz, Owners
John Sassman, Delran Builders**

Applicant presented a plan for performing interior alterations that would divide this 24,800 sq. ft. mixed office/warehouse building into two occupancies. The owners are requesting that the formal land development process be waived in this case due to the following circumstances:

- Use of the building will remain the same, demising walls will be erected that will divide the building longitudinally into two occupancies of roughly 12,000 sq. ft. each.
- On-site parking is sufficient based on Section 114-134 of Township Zoning Code.
- Building is in excellent condition requiring little renovation.
- Owners will only need 12,000 sq. ft. for their business operations (Kurtz Roofing, Inc.).

Jean Holland inquired if the possibility existed for the installation of newer technologies (such as solar power, or a green roof) during alteration. Chris Kurtz responded by saying that the building could not structurally support the loads associated with a green roof, but they were actively pursuing the possibility of installing photo-voltaic cells on the roof. The Kurtz's have gone as far as to solicit proposals. The applicants will be willing to proceed if the proposals are economically viable.

Bob Gutowski asked the applicants if any possibilities existed for improving stormwater management on the property, or increasing green space. The applicant agreed to analyze the possibility of making small increases in green space, as long as these changes did not reduce the number of parking spaces below the amount required by Township Zoning Code.

At the end of the discussion a motion was made by Joe Gerber, and seconded by Mandy Helwig to recommend to the Board of Commissioners that they grant the request for waiver of Land Development based on two conditions:

1. The applicant put a note on the plans showing a break-down of parking requirements according to Township Code Section 114-134.
2. The once a tenant is recruited for the space the applicant will work with Township Staff to increase green-space and improve stormwater as much as possible within the limits imposed by Zoning requirements for the property.

This motion passed unanimously.

Old Business None

All

New Business

Bob Gutowski informed members of the PC that the Township was in receipt of resignation f request form John Schaeffer. Chairman Gutowski and members of the PC took time to reflect on the service that John Schaeffer has given to the community as a dedicated Chairman, Vice- Chairman and member of the Planning Commission. Bob Gutowski agreed to summarize the feelings of the Pc in a letter to the BOC expressing gratitude for the John Schaeffer's long membership on the PC.

Elections were held for PC officers with the following results:

- Chair: Bob Gutowski elected unanimously
- Vice- Chair: Jim Mascaro elected unanimously
- Secretary; Mandy Helwig elected unanimously

Com. Heller introduced the Historic Preservation Ordinance to members by noting the loss of historic resources in the past (Whitemarsh Hall, often referred to as the Stotesbury Mansion, and Scull House demolitions, and near demolition of the Black Horse Inn), and the resources at risk today (Wheel Pump Inn). Members agreed to study the ordinance before the next meeting in anticipation of future discussions.

There being no more discussion, a motion to adjourn was put forth by Angela Murray and seconded by Joe Gerber. The motion was approved unanimously and the session adjourned at 8:30 PM.