

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
March 3, 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 Angela Murray, George McDowell, Amanda Helwig, Joe Gerber, Mary Holland, David Sands, James Mascaro and Joseph Devine

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 January 20, 2009 meeting were read. A motion to approve was made by Angela Murray, seconded by Mary Holland and approved 9 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, which continues to be a discussion of language rather than intent. The BOC also passed a motion that Springfield Township supports trails in the municipality and in upcoming meetings will address specific proposed trail sites. Specifically, it appears there is hope for the trail to be completed across the Dixon Estate to the Wissahickon Trail on Northwestern Ave. Also discussed was the controversial Lloyd Estate on Willow Grove Avenue, a majority of which is situated in Cheltenham Township. The developer proposes to retain the Springfield portion as buffer zone. There is new contentious conversation that Cheltenham will not issue EDU's and therefore the developer may approach Springfield seeking connections.

**204 Lynn Avenue  
Oreland, PA.**

**John McClelland, Owner  
Charles Hower, Reg. Land Surveyor**

Applicant presented a final land development plan for the construction of a single family detached dwelling on lot#2 of the Lavelle Subdivision. In previous meetings with the PC, the installation of sidewalks was deferred as a part of the Minor Subdivision. The Township Engineer, Amy Riddle Montgomery having provided review of the plan provided for commentary based on Zoning Ordinance and Subdivision and Land Development Ordinances to which the applicant was requested to comply. Based upon the commentary of the Township Engineer the Applicant will comply to all requests, with the following waivers being recommended by the PC to the BOC based on the letter dated January 5<sup>th</sup>, 2009;

- Waiver of 10 Existing Features.
  - Waiver recommended provided Applicant supply Aerial Photograph of subject property to the satisfaction of staff
- Waiver of 11 (c) D.8. (f) Existing Contour Lines.
  - Waiver recommended provided Applicant will supply spot elevations to the satisfaction of staff
- Waiver of 12 (c) E.16. Grading Plan.
  - Conditionally waived upon staff approval
- Waiver of 12 (e) E. 24. Planning Module.
  - Conditionally waived upon staff approval

Discussion took place that a current draft of the Land Development Plan be provided showing all the trees currently located on the property and that the required replacement trees also be shown, so Applicant is in

compliance with Landscape Provisions. Based on the flat grade of the property, discussion and recommended waivers were motioned for the Grading Plan, however conditional upon satisfactory review of the Township Engineer. At the end of the discussion a motion was made by Mary Holland, and seconded by George McDowell to recommend to the Board of Commissioners that they grant the requests for waivers of the Applicant. This motion passed unanimously.

### **Historic Preservation Ordinance Version 5B All**

Chairman Bob Gutowski opened discussion on the ordinance by asking for a report from Jean Holland who had researched how other local municipalities deal with their Historic Districts. Based upon the chart provided to the PC, it was apparent that all neighboring Municipalities either have Historical Commissions or HARBS in place. Chairman Gutowski recommended rather than re-inventing the wheel and striking out on our own as a municipality that we perhaps consider altering the current draft of the Historic Preservation Ordinance by substituting in Historic Commission for PC. This based on the majority view of the PC that a Historic Commission would be better able to identify and make recommendations for those identified properties on the Historic Inventory due to the specific expertise and composition of an appointed Historical Commission composed of engineers, historians and historical architects etc. Joe Gerber voiced caution and disagreement that the PC as it stands is very intimate with the properties in the township and would remain their best guardians in this matter. Upon further discussion of the group, a motion was made by Mary Holland, seconded by Jim Mascaro and voted all in favor that;

- 1.) The PC recommends to the BOC that a Historic Commission be dually appointed to administer the Historic Preservation Ordinance.
- 2.) That the BOC agree to allow the PC to make recommendations as to the composition of the Historic Commission.
- 3.) That the BOC make application and seek funding from PHMC to hire an outside resource to begin the task of compiling a Historical Inventory of Springfield Township. In conjunction that the Township apply for CLG Certification in order to seek PHMC funding.

In further discussion it was reiterated that the PC will continue to review any and all applications for proposed Subdivisions and Land Developments and that in some cases subject properties applying for Demolition and or Alterations will come under review of both the PC and the Historic Commission. It was agreed upon that a Workshop session in the near future will be needed to continue working on the specifics of Draft Version 5B of the Historic Preservation Ordinance; but that it is the vehicle the PC should continue to work with.

There being no more discussion, a motion to adjourn was put forth by Angela Murray and seconded by James Mascaro. The motion was approved unanimously and the session adjourned at 8:45 PM.

The next PC meeting shall be March 17<sup>th</sup>, 2009.

Amanda M. Helwig, Secretary