

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
July 21, 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 7:00 PM, present were Angela Murray, Amanda Helwig, Joe Gerber, Mary Holland, Bob Gutowski, Joseph Devine, George McDowell. Absent: David Sands, James Mascaro

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 June 16th, 2009 meeting were read. A motion to approve with revisions proposed by Angela Murray was made by Mary Holland, seconded by Angela. All in favor.

**Board of Commissioner Update**

**D. Heller**

Com. Heller updated the Commission that discussion continues on the Lloyd Estate. Developers are currently meeting with the neighbor groups and will in the future appear before the PC.

The Gateways to Springfield Township will be moving ahead in the next few months.

**New Business**

**Tecce Tract**

**Ridge Pike, Lafayette Hill.**

**Ross Weiss, Esq.**

**James A. Nolen, III**

Ross Weiss attorney for the applicant came before the PC to request that the PC recommend to the BOC for the advertisement of an amendment of the current AAA-AQ1 Age Qualified Restrict Zoning, This amendment would be in accordance with Federal Law which would allow for 20% of the homes not to be age restricted, but would still not allow for children under the age of 19 to occupy the premises for more than 3 months. Mr. Weiss also on a side note, conveyed to the PC that Mr. Nolen has gone and dedicated the Ridge Pike Right-of-Way over to Philadelphia so the long proposed plans for improvements to Ridge Pike can commence.

**Discussion.**

Mary Holland wished to reiterate she has been opposed to the zoning from the beginning but does not feel it is a significant enough change to object to its advertisement for amendment.

Bob Gutowski echoes Mary Holland sentiments. He is still opposed to this type of development as a whole.

Amanda Helwig felt that this was a reasonable compromise and request of the developer.

A motion was made by Angela Murray and seconded by Amanda Helwig to recommend for the advertisement of the amendment of zoning to the BOC. All in favor- 7. Opposed-0.

**Navo Subdivision****David & Janis Navo****39 Springfield Ave, Flourtown**

The applicant presented preliminary/final subdivision land development plans to the PC outlining the proposed subdivision of a 15,469 sq. ft lot at the end of Springfield Avenue.

The PC reviewed the letter dated July 13<sup>th</sup>, 2009 from Township Engineer Amy Riddle who commented on the plan. Applicant will comply with all requests with the following recommended waivers by the PC.

5. The PC recommends waiver upon Solicitor Review.
6. To be noted on the deed that in the future if sidewalks are required to be installed by the Township, owner will comply.
9. The PC recommends a waiver at this time until review of a Landscape Plan to be provided to the PC.
10. Note that existing features with 400' will be shown on the aerial.  
Under Miscellaneous Comments, number 14, this item is being directed for Solicitor review and comment.

Motion was made for preliminary approval of the subdivision contingent upon satisfactory review of the Landscape Plan and compliance of the following issues:

1. Homes to be shifted 2 ft towards the shared property line to give 12ft side yards and also help prevent disturbance of Sycamore trees on neighboring properties
2. Evidence of communication to neighbors on how the developer plans on dealing with the disturbance to their trees, a tree protection plan should be prepared.

Joe Gerber made the motion, seconded by Mary Holland. All in favor- 7. Opposed- 0

**Old Business**

The Traditions of Springfield will be coming back to the PC in the future. They have increased the number of parking spaces and decreased the number of units. Neighbors have voiced concern of blocking the view and keeping the height of the building to a minimum.

PC Members are encouraged to review the current draft of the Historical Ordinance for the next meeting.

Angela Murray proposed the meeting to adjourn, seconded by Bob Gutowski. All in favor.

Meeting adjourned 8:20 PM.

The next PC meeting shall be August 4th, 2009.

Amanda M. Helwig, Secretary