

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
September 1, 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 7:02 PM, present were Angela Murray, Joe Gerber, Bob Gutowski, Joseph Devine, David Sands and Mary Holland . Absent: James Mascaro and Mandy Helwig. Commissioner Baird Standish 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 August 4, 2009 meeting were read. A motion to approve the amended minutes was made by Angela Murray and seconded by David Sands. Motion carried unanimously.

Resignation of George McDowell

Bob Gutowski noted the resignation of George McDowell from the PC due to the terms of his new position with the U.S. Department of Housing and Urban Development. All members present were saddened to hear this news, and many took the opportunity to express their appreciation for his service to the PC, and the spoke highly of the many contributions he made to the work of the PC during his time on the commission. Chairman Gutowski made the recommendation to the BOC that they consider a candidate for appointment to the PC that has considerable experience in Historical Preservation.

Board of Commissioner Update

Com. Standish

Com. Standish updated the Commission on matters before the BOC that might be of interest to PC members. The proposed Riparian Corridor ordinance has been tabled by the BOC, with efforts in the future encouraging the preservation of riparian corridors to be mainly educational. Recently a grant from the Merck Corporation for \$250,000.00 has been secured by the Township that will be used to advance education on the importance of enhancing water quality in the waterways throughout the Township. The BOC approved moving forward with the advertisement and official review of the zoning amendment to the AAA-AQ1 zoning district that applies to the Tecce Tract and would allow 20% of the units to be occupied by residents under the age of 55 years. Developers for the Lloyd estate in Laverock made a public presentation which the neighbors group responding in a list of items of concern. Springfield is still currently awaiting clarification from Cheltenham Township on their position before Springfield Township takes a position. No formal plans for this development have been submitted to Springfield Township. The BOC have completed negotiations with the School District of Springfield Township to buy the Bus Garage located adjacent to Cisco Park along Montgomery Ave. in Erdenheim. Certain environmental assessments of the property will be necessary before the Township assumes full ownership. The zoning application of Traditions of Springfield, LLC was approved with numerous conditions for the construction of a 107 unit "retirement home" to be located on Haws Lane adjacent to the new Erdenheim Elementary School.

Historic Preservation Ordinance

The PC continued its review of the above draft ordinance provided by Michel Lefevre of the Pennsylvania Historic Preservation Bureau.

New Business

Jean Holland requested that the PC provide some direction to the Montgomery County Planning Commission for the next three contract period. The PC indicated the following areas for Jean to concentrate on:

1. Update of Township Comprehensive Plan (last approved – 1998).
2. Review Permitted uses as described in all zoning districts.
3. Provide direction for zoning rules that can be applied to newer alternative energy sources.
4. Provide analysis of implementation of total impervious coverage limitations for all zoning districts in the Township.
5. Update analysis of percentage of total “build-out” in the Township, along with analysis of impact of future development on quality of life for Township residents.

All business being heard, Chairman Gutowski entertained a motion to adjourn by Angela Murray, seconded by Joe Gerber. At 9:10 pm this motion was approved unanimously – meeting adjourned.