

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
September 15th, 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 7:05 PM, present were Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, David Sands, James Mascaro and Mary Holland.
Absent: 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 September 1st, 2009 meeting were read. A motion to approve the amended minutes was made by Joe Gerber and seconded by Angela Murray. All in favor. Two abstentions: Amanda Helwig and James Mascaro

Board of Commissioner Update

D. Heller

Com. Heller updated the Commission that discussion continues on the Lloyd Estate. The Riparian Ordinance has now been tabled by the BOC. The Township is the recent recipient of a \$250,000 grant from Merck Corporation that will be used for a Riparian border at Cisco park as a demonstration case, as well as an educational example. The Township continues strongly its educational efforts to the residents the importance of riparian buffers.

New Business

Tecce Tract
Ridge Pike, Lafayette Hill

Ross Weiss, Esq.
James A. Nolen, III
Dennis Glackin

Discussion

At a prior PC Meeting, the motion was made and passed to recommend to the BOC for the advertisement of the amendment to the current AAA-AQ1 Age Qualified Residential Zoning District Ordinance to allow for 20% of the homes to be occupied by residents below the age of 55, but still not allow for children under the age of 19 to occupy the premises for more than 3 months of the year. This is to bring the Ordinance in alignment with the Federal Statute set forth by the Federal Fair Housing Administration.

The hearing is scheduled to take place on October 14th, and the BOC is seeking the input of the PC on the proposed amendment.

Public Comment

Gary Bromberg of 273 Northwestern Avenue. Property owner indicated he was present to represent the neighbors of the proposed development and read a prepared statement written by Walter H. Flamm of 249 Northwestern Avenue. In summary, the neighboring property owners felt that they were willing to accept the density of the development with the understanding the zoning would be

strictly 100% age qualified ownership. They expressed concern over the system that would be in place that would ensure the proposed 20% or 10 units permitted to have residents under the age of 55.

James Mascaro questioned Ross Weiss if the Township would be opening itself up for litigation should they be opposed to amending the current zoning to be in conformity with the Federal Statute. Mr. Weiss indicated Springfield would not be liable.

Mary Holland expressed concern over management of the 20% of units, echoing the sentiments of the neighbors.

Based upon discussion Chairman Gutowski made the motion and Angela Murray seconded. Opposed was David Sand and Angela Murray. Vote was 5 to 2.

PC recommends approval of request for proposed amendment to the current AAA-AQ1 zoning. However, PC strongly reminds the BOC they still oppose the development as a whole as a use too dense for the site.

New Business

**Flourtown Shopping Center
Bethlehem Pike, Flourtown, Pa**

**Federal Realty Investment Trust
David Joss**

Federal Realty will be appearing before the PC in October to present their plans for proposing a new retail pad site within the Springfield Township S Shopping Center and the Whitemarsh Township CR Commercial Retail District. It is to be noted, Federal has not yet approached Whitemarsh Township. Federal Realty is proposing the addition of a new 5,400 square foot bank to be located on a portion of the property that crossed over to the Whitemarsh portion of the property. It also indicates that a large portion of the existing unleased retail space at the rear of the property, 28,425 square feet, will be made "unavailable" and not be leased in the future. Also proposed is the removal of 18 parking spaces and 2 handicap spaces. It is our understanding that Federal Realty is taking time to reply to the Township Engineers Letter of September 15th before coming before the PC.

Old Business

Historical Ordinance. The prior PC Meeting was a Workshop session. Jean Holland was able to provide clarification on some of the criteria listed within the ordinance. Rob Dunlop will be modifying and incorporating changes and the drafts will be dispersed prior to the next PC Meeting for further comment and review. The Historical Society is to receive a copy as well and be afforded an opportunity to comment at the next meeting.

Meeting adjourned 8:46PM made by David Sands and seconded jointly by Angela Murray and Mary Holland

The next PC meeting shall be October 6th, 2009.

Amanda M. Helwig, Secretary