

**MINUTES OF MEETING**  
**SPRINGFIELD TOWNSHIP PLANNING COMMISSION**  
October 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 7:04 PM, present were Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, David Sands, James Mascaro and Joseph Devine. Absent: Mary Holland

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 October 6, 2009 meeting were read. A motion to approve the amended minutes was made by D. Sands and seconded by J. Mascara. All in favor.

**Board of Commissioner Update**

**D. Heller**

- Federal Realty requested a one month extension of their preliminary / final land development plans.
- Lloyd Estate continues to move forward with Cheltenham hiring a private planner to do an assessment and meet with the attorney for the developer.
- The BOC voted 4 to 3 to approve completion of the first floor of the Black Horse so to Historical Society can move in.
- The Village Center District will be presented to the BOC at their next meeting.

**New Business**

**NAVO SUBDIVISION**  
**39 Springfield Ave., Flourtown, PA**

**David & Janis Navo**

**Discussion**

Applicant had previously come before the PC. 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 feet towards the shared property line to give 12 feet side yards and also help prevent disturbance of Sycamore trees on neighboring properties
2. Evidence of communication to neighbors by the developer regarding plans to deal with the disturbance to their trees, a tree protection plan should be prepared.

The Applicant did provide all the requested documentation to the PC at this time. The only comment was that London Plane should be removed as a replacement tree and replaced with an alternative approved tree species.

Motion to recommend final subdivision plan to the BOC was made by J. Mascaro and seconded by J. Gerber. All in favor.

**Public Comment**

None

**Old Business**

Springfield Township Historical Landmarks Ordinance. Chairman Gutowski expressed his concern to keep the Friends of Historic Bethlehem Pike and the Springfield Township Historical Society aware of the status of the Ordinance and the PC's desire to have their input. R. Dunlop assured the PC they have been alerted of the draft Ordinance.

**Discussion**

The PC changed the name of the ordinance from the Springfield Township Heritage Landmarks Ordinance to the Springfield Township Historical Landmarks Ordinance. Also, when a Historical Commission member is absent or must recuse themselves the alternate may vote only at that time.

A motion was made by A. Murray, seconded by J. Mascaro for authorization for Solicitor Review and Comment of the Draft Ordinance before the PC proceeds further. All in favor.

Meeting adjourned 8:02PM made by A. Murray and seconded by J. Mascaro.

The next PC meeting shall be November 16th, 2009.

Amanda M. Helwig, Secretary