

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
December 1st, 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, Bob Gutowski, David Sands, James Mascaro, Mary Holland 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 November 18th, 2009 meeting were read. A motion to approve the amended minutes was made by J. Gerber and seconded by M. Holland, and approved unanimously.

Board of Commissioner Update

D. Heller

- The BOC requested Federal Realty has 30 days to approach the neighbors of the Flourtown Shopping Center about their plans for the center. Solicitor's opinion is that "moth balling" is legitimate. He believes Federal will continue to pursue this route until the Township agrees.

Old Business

Springfield Township Historical Landmarks Ordinance. It was previously recommended that the BOC authorize Solicitor Review and Comment of the Draft Ordinance before the PC Proceeds further. R. Dunlop to follow up with D. Berger as to the status of the request.

R. Dunlop to follow-up with request to BOC for selective updating of the Zoning Code and for clarification of B. Kirk memo discussed at prior PC Meeting.

New Business

Erdenheim Elementary School
500 Haws Lane, Oreland, PA.

Peter Haas, P.E.
Roy Johnson, STSD

The Springfield Township School District (STSD) was previously granted a variance by the ZHB for an increase in sq.ftg. to the Elementary School with no increase in required parking. They did however add a condition to the terms of the variance that requires that 15 parking spaces in the lot adjacent to the Maintenance Building must be reserved for Erdenheim Elementary staff parking. The revision to their plans now includes a 10,319 sq. ft class room addition to the second floor. There are no changes to the foot print of the building except for the installation of an additional 300 sq. ft. stair tower. The Rain Garden shall be slightly extended to accommodate for the modification. The change will now allow for the accommodation of 540 students. Mr. Johnson indicated they did not feel the school will ever reach its capacity of 600 students since it would not be in line with classroom size goals set by the district. This was further supported by an independent Demographic Study completed by Hayes Large Architects that the STSD commissioned which predicts modest growth in the community to continue. Chairman B. Gutowski requested a copy of this report would be a useful tool for the PC to have in understanding of the growth and changes anticipated in the community. R. Johnson agreed to provide a copy of the report to R. Dunlop for distribution.

Being that staff identified no issues, a motion to recommend a waiver of Land Development was made by M. Holland, seconded by A. Murray and approved unanimously.

Meeting adjourned 7:40PM made by J. Mascaro, seconded by D. Sands and approved unanimously

It is not clear whether or not it will be necessary for the PC to meet on December 15th, 2009. Notification will be sent to members regarding the date of the next meeting.

Amanda M. Helwig, Secretary