

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
March 16th, 2010**

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, with the following members present: Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, James Mascaro, Mary Holland, George Schaefer and David Sands. Absent: Joseph Devine. Commissioner Doug Heller and Rob Dunlop, Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes

Minutes of the March 2, 2010 meeting were read. A motion to approve the minutes with modifications and subject to discussion was made by J. Mascaro and seconded by A. Murray. Motion approved unanimously.

Board of Commissioner Update

D. Heller

- On Thursday March 18th, 2010 the BOC will be holding an open meeting inviting discussion with the community regarding Storm Water Issues in the community. It will take place between 5:30 and 7:30. This is an information gathering session as well as forum to relay to the public what has been done and to help the BOC make recommendations for the future.
- Some commissions post their minutes online. After discussion a motion was made to post PC Minutes on the Township Website after they have been approved. Motion made by J. Mascaro and seconded by A. Murray, all in favor.
- The BOC weighed in on what direction the PC should concentrate their efforts and indicated the Comprehensive Plan is most important.

Old Business

After evaluating Chapter 11; Brush, Grass and Weeds, sections 11.1 C was modified to read as follows:

Riparian buffers and riparian forest buffers sustainably managed according to accepted best management practices are exempt from the regulations included in subparagraphs A and B of this Section. For the purposes of this Section, a riparian buffer and riparian forest buffer shall be defined as the vegetated land area adjacent and perpendicular to the top-of-the-bank of an intermittent or perennial water body that is essential to or contributes to the water quality in that water body and/or provides other environmental benefits.

Motion to recommend the code change for advertisement and potential adoption made by M. Holland and seconded by J. Mascaro. All in favor.

Comprehensive Plan Review (cont)

The PC continues their review of the Comprehensive Plan. PC Members A. Helwig and J. Mascaro reported their impressions, concerns and recommendations to the group.

A.Helwig had the following observations:

- 1.) Urban infill needs to be strongly considered and expanded in the Housing Section. We need to pay attention to the increasing necessity of the population to work from home.
- 2.) Population Demographics- Noted there is a demand for smaller less expensive housing. A demand for the aging population to downsize and remain in the community.
- 3.) Natural & Scenic Resources to the back
- 4.) Historic Sites should be separated out, expanded upon and combined with Historic Preservation which is currently under Implementation.
- 5.) Chapter 4 Housing Plans
 - a. Remove Sandy Run and North Hills CC as possible Land Development-preserve
 - b. Remove Rental Unit Inspections
 - i. Properties undergo inspections during the time of transfer
 - ii. There are provisions in place for property condition in current code and with the Landlord Tenant Act if there are disputes w Landlords and Tenants
 - c. No change to Use & Occupancy, very fair the way it stands, don't need to make it more challenging to transfer properties in the township
- 6.) Chapter 5 Transportation
 - a. Implementation of proposed sidewalks throughout the township, fix the ones we have.
 - b. Incorporate the language of the Bethlehem Pike Vision Plan.
 - c. R Lines need to be updated , Bus routes need to be updated or new ones created
- 7.) Community Facilities
 - a. Pg 68 acknowledges a lack of Community Level Open Space yet considers Flourtown CC as such, strongly disagree. The Flourtown Country Club impacts a large portion of the township and would better serve as a public park with playing fields, walking trails, playgrounds, community meeting location etc.
 - b. 3 other pocket park proposals need to be updated and implemented
- 8.) Chapter 7 Land Use Plan
 - a. Re-evaluate Pan Handle area in future Schematic Use for Preservation not Development
 - b. Sandy Run CC and North Hills CC should be open space like U Dublin did w LuLu CC.
- 9.) Implementation
 - a. Signage needs to be worked on

b. Natural Resource Protection moved to Natural and Scenic Resource Section

J. Mascaro had the following observations:

- 1.) Add ecological plan
- 2.) Add environmental plan
- 3.) Is Springfield Township “fully developed”? What is definition of fully developed
- 4.) What if we build up (lower height restriction) STEMS
- 5.) Where should density be encouraged- Near public transportation. Can SEPTA be encouraged to do loop bus? Another provider? Government grant?
- 6.) Encourage community density, incentive zoning, cluster zoning and sustainable practices
- 7.) Encourage bicycle use (lanes, bike racks along Bethlehem Pike – is this addressed in FEAA plan?)
- 8.) Encourage (force?) sidewalks within quarter mile of Bethlehem Pike
- 9.) Give existing golf courses tax break or get money from MontCo open space to buy development rights
- 10.) Heighten storm water regulations to be more restrictive
- 11.) Heighten steep slopes to be more restrictive
- 12.) Heighten impervious/pervious percentages
- 13.) Push new ordinances (riparian, historical, appropriate overlays)
- 14.) Encourage economic development, economic programs/agencies
- 15.) writing is uninspired (ex-p 47)
- 16.) Definitions be in appendix
- 17.) Can maps be larger (hard to read, small font, black and white, color?)
- 18.) Establish parking lot (ala CH Parking foundation) in Wyndmoor as model)
- 19.) Sewer unit price be raised to discourage development obvious- more open space, more active and passive recreation facilities

Overview

1. Many good points but needs updating to schedules, maps, charts, traffic counts, demographics, etc
2. Order doesn't bother me, read by professionals only
3. Is chapter order mandated by MPC? are Chapter titles mandated?
4. Does ST have IBC Maintenance Code adopted

The next PC Members to report shall be D. Sands and A. Murray. R. Dunlop to follow up with Roy Johnson from Springfield School District regarding studies. Motion to adjourn meeting at 8:37pm made by A. Murray and seconded by D. Sands. All in favor. The next PC meeting will be at 7:00 p.m., April 6th, 2010.

Amanda M. Helwig, Secretary