

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
June 15th, 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 6:59 PM, with the following members present: Angela Murray, Amanda Helwig, Joe Gerber, Bob Gutowski, Mary Holland, George Schaefer, David Sands and Joseph Devine, James Mascaro. 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 June 1st, 2010 meeting were read. Approval of the minutes was deferred to the next PC Meeting so PC Members had time to review revisions to the minutes.

Board of Commissioner Update

D. Heller

- The township has agreed to pay for engineering and storm water management in respect to Mt. St. Joseph's granting of an easement to Springfield Township. The contractor feels he can complete the work before the beginning of the school year. At the BOC Meeting, the Chief Executive Officer for the Mount agreed, to all the conditions requested by the PC.
- In the future a representative/ presenter should have authorization to represent the interests of an owner.
- Yost was granted a 60 day extension, because the neighbors on Cedar Lane do not want a driveway.
- The streetscape improvements to Bethlehem Pike continue with the installation of Lamp Posts.
- The Laverock Development continues with Cheltenham having 90days to make a verdict. No matter the outcome, the developer will be appearing before the Springfield Township PC in the future.

Old Business

Comprehensive Plan Review

Chapter 5- Existing Land Use

J. Holland presented the PC with the current draft of the draft Existing Land Use Chapter. She pointed out key modifications or areas of discussion. On page 3-4 it was noted that the new Existing Land Use Comparison between 1996 and 2010 has some discrepancies due to the fact that maps are now parcel digitized, which has eliminated the land associated with roadways that may have been improperly categorized. The Girl Scouts of America Tract in the lower panhandle was previously designated as undeveloped land. The PC can now confidently categorize it as Open Space due to a deed restriction that the ground be use for camping only.

On page 5 under Agricultural there was a question about the Dixon tract which was undeveloped in 1998. Board of Assessment has now switched the property to Agricultural. The PC recommends categorizing this property for its purposes as preserved Open Space. Also on this page it is noted that the old Pathmark on Ivy Hill Road should be categorized as Institutional.

J. Holland will email the PC a .pdf of the Existing Land Use Map for individual PC Members to review and comment on possible corrections. In doing so, PC members should be identifying areas of transition or possible future transition, for example the pan handle being conservation area or the Ivy Hill Road Corridor as a mixed use. Form of commercial. These are but examples of Future Land Use areas that could have their own section; the Bethlehem Pike Corridor, Pan Handle, Ivy Hill Road Corridor, and Willow Grove Ave. G. Schaefer also brought up that it would be useful to the PC to have an idea what properties are underdeveloped and could be subdivided.

The discussion then moved to the Demographics Chapter which is in its infancy. J. Holland would prefer to use the 2010 Census data when it comes out to have a very updated picture of the community because at this point it would be comparing 1990 versus 2000. There are plans for the chapter to include comparisons w neighboring communities.

Based on the demographic study results, the PC may want to entertain changes to the code, like for the allowance of in-law suite additions on first floors to accommodate our aging populations. The PC must also consider that the 80% of the housing in Springfield Township is 1960's or older.

In summation, the PC must begin to consider Public Outreach and to really start fine tuning the review work done by the PC. Motion to create a subcommittee for Comprehensive Plan review for the purpose to advise the PC and coordinate PC efforts on development and public outreach. Motion made by B. Gutowski and seconded by A. Murray. All in Favor. The subcommittee volunteers shall be B. Gutowski, D. Sands, and M. Holland. This group shall meet at 6pm on July 6th, 2010 before the regularly scheduled PC Meeting.

It was also decided there will be no PC Meeting on July 21st, 2010.

New Business

Carson Valley will be requesting a waiver of Land Development for "The School House" they just acquired on Wissahickon Ave. The PC requests that prior to their appearance they provide an overview of the long terms goals of the entire property in conjunction to this project to see if other areas can be improved at this time.

Motion to adjourn meeting at 8:40 pm made by M. Holland and seconded by A. Murray. Motion carried unanimously.

The next PC meeting will be at 7:00 p.m., July 6th, 2010 at the Township Building

Amanda M. Helwig