

**MINUTES OF MEETING  
SPRINGFIELD TOWNSHIP PLANNING COMMISSION  
September 7th, 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 6:52 PM, with the following members present: Amanda Helwig, Joe Gerber, Joseph Devine, Bob Gutowski, Mary Holland, George Schaefer, David Sands. James Mascaro and Angela Murray were absent. 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 August 3rd, 2010 meeting were read. Minutes were approved with amendments, motion made by M. Holland and seconded by D. Sands. All in favor.

**Board of Commissioner Update**

**D. Heller**

- BOC voted to endorse the Yost Development on East Mill Road, provided a gate be placed on the Cedar Lane entrance. They also agreed to add verbiage to the plan that the Township reserves the right to have sidewalks installed.
- The next BOC Meeting is a workshop and business meeting. Three topics to be advertised. Orelemann Ave change from I to D zoning. Electronic Sign Ordinance and the Definition of Family.
- Commissioner Heller recognizes that the PC would like an opportunity to comment on the new revised Sign Ordinance and will relay that to the BOC.

**New Business**

**Oreland Presbyterian Church Plan of Lot Line Change  
1119 Church Road, Oreland**

**Nicholas Rose, P.E.  
Mark Cappuccio, Esq.**

The applicant is requesting a change in the lot line separating the main Church property at 1119 Church Road from the property at 1111 Church Road. This single family home built in 1925, was acquired by the church in the 1980's in order to expand their parking. Upon complaints from neighbors they did not tear down the home, rather have allowed their Pastor live there. They have maintained the property but with financial hardship they are looking to sell in the future and raise capital. The church currently has approximately 426 parishioners and is about at capacity.

In reviewing Springfield Township Engineer Amy Riddle's September 3, 2010 Letter, the Applicant will comply with the following; Items # 1-8, 12, 14, 15-16, 24-25, 29-30, 33-40.

The applicant requests waivers or relief for the following; Items # 9-11, 13, 17-23, 26-28, 31-32

The PC commented the following on each of these requested waivers;

- #9: Applicant to seek relief from the ZHB
- #10: Request Applicant revise plan and present to PC again with an effort to create buffers. PC defers to Legal Comment from the Solicitor.
- #11: Applicant to seek relief from the ZHB
- #13: PC defers to Legal Comment from the Solicitor. PC also like to know long term plans for Church Road.
- #17: Must Comply, Waiver Denied
- #18: PC will recommend waiver to BOC. Motion by M. Holland seconded by G. Schaefer. All in favor.
- #19: Must Comply, but PC only requesting existing landscape plan, buffer proposal and location of where additional trees will be installed.

#20: Motion to waive sidewalk requirement and record plan with provision that the Township reserves the right to enforce applicant install sidewalks when called for by G. Gerber and seconded by A. Helwig.

Discussion:

- D. Sands: Likes the idea of sidewalks, just can't see them being installed there at this time.
- G. Schaefer: Agrees w D. Sands, not feasible at this time.
- M. Holland: Feels that the Comprehensive Plan calls for sidewalks on this artery and if we don't start somewhere they will never be installed. Wants applicant to comply.
- J. Devine: Does not like the piece meal approach to installation and would prefer a more comprehensive plan for Church Road be created first.
- A. Helwig: Agrees children cross and enter the community at this artery, and agrees with M. Holland here is a need, but at this time not economically possible for the church and would want to see a plan for the whole street to address storm water too.
- J. Gerber: Wants to see the sidewalks in reserve.
- B. Gutowski: Feels its very difficult to require installation at this time due to economic hardship.

Motion passes 6 to 1. M/ Holland opposed.

#21: PC defers to Legal Comment from the Solicitor

#22: PC will recommend waiver to BOC. Motion by M. Holland seconded by G. Schaefer. All in favor.

#23: PC will defer until revised plan is reviewed

#26: PC will defer until Applicant revises plan and shows additional canopy trees somewhere on the property.

#27: PC will recommend waiver to BOC. Motion by M. Holland seconded by G. Schaefer. All in favor.

#28: PC will recommend waiver to BOC. Motion by M. Holland seconded by J. Devine. All in favor.

#31: PC will recommend waiver to BOC with use of Arial overlay still showing 200 feet off site. Motion by M. Holland seconded by D. Sands. All in favor

#32: PC will recommend waiver to BOC of b.-d. However, applicant must comply with a. to show existing utilities. Motion by B. Gutowski seconded by G. Schaefer. All in favor.

**507 Auburn Avenue, Wyndmoor, PA.** 2 Lot Subdivision. PC Members are encouraged to drive by before the October PC Meeting when it will be an agenda item.

The next Comprehensive Plan Sub Committee Meeting will take place on September 21<sup>st</sup> at 7pm. At this time there will be no PC Meeting unless the BOC send back the Sign Ordinance for guidance from the PC.

Motion to adjourn by M. Holland and seconded by A. Helwig 8:35PM.

Amanda M. Helwig