

**MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
October 5th, 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: Amanda Helwig, Joe Gerber, Joseph Devine, Bob Gutowski, Mary Holland, George Schaefer, David Sands, James Mascaro and Angela Murray. 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 September 7th, 2010 meeting were read. Minutes were approved with amendments, motion made by J. Gerber and seconded by B.Gutowski. J. Mascaro and A. Murray abstained. All in favor.

Board of Commissioner Update

D. Heller

- BOC has scheduled a hearing on October 13th on the redistricting of the 100 Block of Orlemann Ave. The choice is C or D residential. Though the PC recommended D, the BOC is leaning towards C. Any PC Member who would like to voice their opinion is welcome to attend the October 13th Meeting.

New Business

**507 Auburn Ave. Subdivision
Wyndmoor, PA.**

Steven Kline, Reg. Architect

The applicant presented a Preliminary / Final Plan involving the subdivision of a lot from 507 Auburn Ave which is currently 39,000 sq. ft. The existing home built in 1957 will remain on a 19,000 sq ft lot, while the newly subdivided lot will be 20,000 sq ft. At this time, the Applicant only sought to subdivide the property. Land Development is deferred until a design for the new dwelling is finalized.

The Applicant did reach out to and meet with neighbors and two Commissioners at the property. The Township also contacted all residents within 500 feet of the property and provided copies of the agenda and were advised of the meeting. As a result of the meeting, the sentiments of the neighbors were resistance to subdivision and development.

In reviewing Springfield Township Engineer Amy Riddle's September 10, 2010 Letter, the Applicant will comply with the following; Items # 1-3, 7-8,10-12 a., 13, 15-17.

With respect to the remaining Items:

- #4: Applicant to agree to make a note on the plan that these are the existing conditions of the property and that no tree removal is proposed as part of this subdivision.
- #5: Applicant requests a waiver of Chapter 95-10.A. (Cartway) PC will recommend a waiver.
- #6: Applicant requests a waiver of Chapter 95-10.I. PC will recommend a waiver and recommend a note be placed on the plan that installation be deferred until such time as the Township has a comprehensive plan to install sidewalks on Auburn Ave.
- #9: N/A This is a Land Development issue
- #12 b. N/A This is a Land Development issue
- #14: Plan to list requested waivers #5 & #6

Public Comment

Mrs. McKenna at 503 Auburn Ave: would prefer to see property renovated with one million dollar home and an oversized lot. Expressed consideration to acquire a portion of the lot to prevent subdivision and preserve the open space and character of the neighborhood.

Mr. Greenwood at 511 Auburn Ave: would like to see the preservation of large lots throughout Wyndmoor and reiterated that he and the neighbors would like to have continued input in the process.

Motion to recommend waiver of Item #5 (Cartway) by M. Holland and seconded by A. Murray. All in Favor.
Motion to recommend deferral of Item #6 (Sidewalks) by J. Mascaro and seconded by J. Devine. All in Favor.

Motion to recommend subdivision by-right with the attached comments made by A. Helwig and seconded by J. Mascaro. 5 In Favor, 3 Against.

- This subdivision does not preserve the character of the neighborhood
- This subdivision will result in a loss of major tree canopy and open space, in an upland community site that affects the watershed.
- This subdivision will affect the amount of traffic generated on an already narrow Cartway.
- This subdivision is in an area that the PC may qualify as a Historic District
- That the PC acknowledges this is a by-right subdivision but feel subdivision in this particular neighborhood is undesirable.

The Minority Opinion would like to note to the BOC that they would recommend against the subdivision with all the comments above as supporting rationale.

The Applicant put forth that dissenting opinions and recommendations to the BOC must have code cited. D. Heller to seek clarification from the Solicitor as to the PC's role as an advisory board and their need to cite code in their findings.

Vegetative Management Practices

The Township Manager requested the PC's advice regarding the use of ground cover for areas where traditional landscape practices are difficult to maintain, such as areas of steep slope, or areas near heavily travelled roads. It is noted that this is private property owner's responsibility to maintain these areas. In discussion the PC made the following comments:

- Locations of Interest should be identified
- Perhaps this should go to Shade Tree
- Perhaps the Township should seek advice of local resources; i.e. Landscapers, Nurseries, or Consultants to seek professional opinions as to proper treatment for these areas
- This topic is beyond the scope of the PC
- Recommend plants that assist in infiltration to help with Storm Water Management
- Develop standards for these locations
- Check Steep Slope Ordinance and Erosion Sediment Control references

Wireless Micro Facilities

The PC briefly discussed the MEMO from D. Berger dated September 13, 2010. PC deferred further discussion until the October 19th PC Meeting, however did have some comments;

- PC believes this technology is temporary and will phase out in 5 to 10 years.
- Permitting system should be in place
- Identification and record keeping system in place
- Enforcement and Management system in place
- Removal system in place when use abandoned
- Require the least offensive technology to be installed
- No advertising or promotional material to be associated with Micro-Facilities
- Tighten up definitions throughout the ordinance

The next Comprehensive Plan Sub Committee Meeting will take place on October 19th at 6pm.

Motion to adjourn by A. Murray and seconded by J. Devine 9:08PM.

Amanda M. Helwig