

MINUTES OF MEETING
SPRINGFIELD TOWNSHIP PLANNING COMMISSION
November 16th, 2010

The Springfield Township Planning Commission (PC) held its semi-monthly meeting on the date noted above. Acting Chairman Joe Gerber called the meeting to order at 6: 56 PM, with the following members present: Amanda Helwig, Joe Gerber, Joseph Devine, Mary Holland, George Schaefer, David Sands, and Angela Murray. Absent were James Mascaro and Bob Gutowski. 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 October 19th, 2010 meeting were read. Minutes approved with an amendment, motion made by D. Sands and seconded by A. Murray. All in favor. Abstained: A. Helwig and M. Holland.

New Business

Commissioner Heller requested, on behalf of the Board of Commissioners that a list of all local residents notified for PC Agenda Items be hereafter provided in the Minutes for future reference. After positive discussion, a motion to have list of local residents notified for this and all future PC Meetings was made by A. Murray and seconded by A. Helwig. Procedurally, this will require staff to supply a list to the PC at each meeting.

Oreland Evangelical Presbyterian Church Subdivision
1111 – 1119 Church Road, Oreland

Mark Cappuccio, Esq.
Nick Rose, P.E.
Don Romano

Applicant will be presenting revised plans to adjust the lot line separating two properties owned by the Church located at 1119 Church Road (Main Church Complex) and 111 Church Road (Single Family Dwelling). Revised plans include a side-yard lot line which is now perpendicular to Church Road and required landscape buffering between the Church parking lot and the Single Family Dwelling. Mark Cappuccio, representing the Church, relayed that the Church took the PC's comments and have revised their plans with PC's recommendations and requests. In response to Township Engineer Amy Riddle's Letter dated 11/10/2010, the Church had the following comments:

Zoning Ordinance Comments 1.-3. Will Comply

Subdivision and Land Development Ordinance Comments

4. The Church's position as it relates to the Township's comment regarding the dedication of the right of way is that they are concerned they would lose potentially 12-15 parking spots. They also do not want to make changes because it would affect 15. The Legal Description if changes are made. After discussion the PC felt it was unlikely that the dedication would eliminate the parking and would prefer to have Solicitor comment but would likely recommend a conditional waiver. This was the same conclusion as was previously determined at the September 7th, 2010 PC Meeting.

5. Will Comply

6. Will Comply

7. PC previously recommended a waiver at the Sept 7th, 2010 Meeting

8. Will Comply

9. PC previously recommended a waiver at the Sept 7th, 2010 Meeting

10. Will Comply

11. The new plan presented by the Church these evening presented the addition of 2 of 4 trees requested by the Township Engineer to Satisfy the street trees requirement. The Applicant is seeking partial waiver of this, since the site already has a good amount of mature trees along its street boundaries. Placing additional trees on Lot 2 (The Church) is also not feasible.

12. An Aerial photo was supplied to the Township Engineer as was requested at the September 7th, 2010 Meeting, so this has already been complied with.

13. The applicant requests we retain the original recommendation the PC made at its September 7th, 2010 Meeting, whereby the PC recommended waiver to the BOC of b.-d. However, applicant will comply with a. to show the existing utilities. The applicant has revised their plans to show the utilities and still request a waiver of b.-d.

14. Will Comply

15. Would be affected by 4. if not waived.

Discussion

Mr. Cappuccio continued to relay other changes made to the plan, including moving the rear property line of the subdivided lot, and relocating the playground. Additional buffering on the rear property line was also addressed. M. Holland doesn't feel qualified to make a decision about ultimate right of way and had liability concerns regarding Item 4.

Motion by the PC to the BOC for the following:

4. Recommends conditional support of a Waiver with Solicitor Review

7. & 9. Recommends Waiver as previously recommended by PC.

11. Recommends Partial Waiver for 2 of the 4 trees on Lot 1 (Dwelling) and Waiver of any trees on Lot 2 (Church).

13. Recommends Waiver of b.-d. Applicant has already complied with a.

15. Shall be conditional upon the Solicitors Review of Item 4.

Motion made by M. Holland and seconded by G. Schaefer. All in favor. D. Heller confirmed neighbors were notified as follows:

Paper Mill Road: 522, 524, 526, 601, 603, 605, 607, 607, 611, 613, 615. Church Road: 1101, 1105, 1107, 1109, 1110, 1200. Marks Road: 525, 527, 529. Hunters Lane: 1103, 1105, 1104

Commissioner's Report

No property tax increase at this time. The BOC approved the definition of "Family". The 100 Block of Orlemann Ave was rezoned to C Zoning. The Digital Sign Ordinance passed to allow signs in Residential areas, for non-profit uses only. The Township presumes that Schools, Fire Houses, and Churches will be the only groups utilizing the signage. In theory there is no control of content. The Township received a validity challenge to the ordinance, that we don't allow offsite advertising. The Solicitor is addressing this.

Cell Communications Micro-Facility Ordinance

The PC did a precursory review of the present draft of the Springfield Township Ordinance and also welcomed a copy of Lower Merion's Ordinance provided by A. Murray. After discussion, the PC requested R. Dunlop take Lower Merion's Ordinance and incorporate it with Springfield's as well as address the PC's following concerns;

- 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
- Property Owner to gain permission

Motion by J. Gerber to adjourn and seconded by M. Holland. This motion was approved unanimously at 8:10 PM.
A. Helwig, Secretary