

**MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
September 6th, 2011**

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 7:00 PM, with the following members present: Amanda Helwig, Mary Holland, David Sands, Joseph Devine, Bob Gutowski, Joe Gerber, James Mascaro, Angela Murray. George Schaefer was absent. Rob Dunlop Staff Liaison and Commissioner Doug Heller represented the Township, and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening.

Minutes: Minutes of the August 16th, 2011 meeting were read. Motion to approve the minutes made by Angela Murray and seconded by David Sands. Amanda Helwig, Joe Devine, and James Mascaro abstained. Minutes approved unanimously.

Commissioners Report:

A special meeting about the validity challenge to the Township Zoning Code regarding Billboards will be held at the Springfield Township High School on 9/8/11 at 7:30.

New Business

**8616 Montgomery Ave. Land Development
Samuel Blake
Robert Wager, P.E.
David Carlson, R.L.A.**

Applicant presented land development plans for the 30,050 sq. ft. building lot created in 2005 by the subdivision of the parcel at 8614 Montgomery Ave. Applicant proposed constructing a single family detached dwelling with a foot print of 3,444 sq. ft. This is in "AA" residential zoning. PC had previously requested information at an earlier meeting with the applicant. Since then, the Township Engineer was consulted and she felt all items have been adequately addressed.

Applicant re-presented site plans. Since grade needs to be maintained along driveway, the new seepage bed has 36" HDPE pipes which will substantially increase the amount of storm water detained. Additional grading has been added to the site plan. The septic bed has changed as well. All the utilities have been added to the plan. Pipe venting details and curb details have been added as well.

The trench drain at the intersection of the driveway and front courtyard is capturing the runoff from the courtyard and directing it to the seepage bed. The storm water management plan provided greatly exceeds the previous plan. This increase was obtained by increasing the infiltration bed size and directing all roof drains to the seepage bed. Silt traps were also added. If well maintained, the system can last indefinitely. There will be an agreement with the township to have inspections. Applicant represented that the Storm water Management Calculations will substantially decrease the amount of storm water leaving the property during storms up to a 100 year storm event.

Landscape Architect – David Carlson, R.L.A. continued the presentation, there were questions about tree removal and species at the prior meeting. Applicant provided a report from a Certified Arborist evaluating the 1 European Copper Beech and 1 Norway Maple. Both are recommended to be removed due to their health and risk. A total of 10 trees are being removed. It was acknowledged that the site plans are not traditional landscape plans, not are up to the standard required by the Township Saldo. There are trees

along the perimeter that need to be removed only because of the home construction. Tree protection will be added for all existing trees that will remain. The species have changed since last PC meeting to conform with the Township list of acceptable species. All street trees are now from the approved list. Native trees have also been added. It's more a tree planting and tree removal plan versus a full landscape plan.

No consideration was given to pervious surface materials, although applicant acknowledged the use of which would help with water penetration.

In summary, the Applicant will comply with all Township Engineers concerns. Applicant has answered all the PC questions and concerns. Waivers need to be considered and reflected on the plan.

Discussion

Items under consideration for recommendation of waiver are Cart way width, sidewalks, and features within 200 feet to be shown on plan. If an aerial photograph is submitted a waiver of features will not be necessary.

Motion to recommend approval of Land Development Plan subject to; Engineers conditions being reviewed and met, a waiver granted for the cart way width, a waiver granted for sidewalk development and note to be included in plan if BOC wants them to be installed at a later date, and an aerial photo will be provided to BOC to show existing features within 200 feet. Motion made by Joe Gerber and seconded by Mary Holland. Motion approved unanimously with one abstention.

PC discussed how we want to tighten up storm water management requirements in the future - perhaps adjusting the variable factors for storm water calculations. Rob will ask the Township Engineer to review storm water calculations and see if there is opportunity to make the requirements for rigorous; our intent is to manage storm water effectively and not to deliberately discourage development.

Old Business

Comprehensive Plan

Jim Mascaro mentioned that he had heard from several residents that they were in favor of creating a Township dog park. This might be an item to add to the Comprehensive Plan under possible expansion of Park facilities in the future. The discussion brought up several potential problems, including costs and administration.

Jean Holland passed out draft SALDO for Norristown Borough which includes a plan checklist for applicants. Rob Dunlop will use this draft in junction with older Springfield Township checklists to create a checklist that will be of more use to applicants in the future.

At next meeting, PC will review all the draft sections of the Comprehensive Plan update and make any necessary revisions. A power point will be presented to the BOC in October.

Motion to adjourn James Mascaro at 8:34 pm seconded by David Sands. All in Favor.

Minutes by A. Helwig, Secretary

