

MINUTES OF MEETING
SPRINGFIELDTOWNSHIP PLANNING COMMISSION
June 5, 2012

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 6:58 PM, with the following members present: Amanda Helwig, David Sands, Bob Gutowski, Angela Murray, James Mascaro, Joseph Devine, George Schaefer, and Mary Holland. Rob Dunlop Staff Liaison represented the Township and Jean Holland represented the Montgomery County Planning Commission (MCPC) this evening. Absent was Township Commissioner Jim Dailey.

Minutes: Minutes of the May 15th, 2012 meeting were read. Motion to approve the minutes with amendments made by S. Schagrin and seconded by M. Holland. Minutes approved unanimously. 2 Abstained; A. Murray and A. Helwig.

Commissioner's Report

None

EAC Stormwater Update

The EAC attended the PC Meeting to present a letter they want to send to the BOC and have the PC endorse or co-sign. The creation of this letter was prompted by the EAC becoming aware of projects being done by the Township as a result of flooding. The EAC wants to ensure that the Township has a more comprehensive storm water management plan done to make sure funds are properly applied. They also want to express their desire and willingness to step up after the results of the study will provide advice on steps going forward. Rob Ryan, a local civil engineer, has received grant money to conduct a storm water management plan for Springfield Township. This is only a step towards the formulation of a master plan. B. Gutowski relayed that the PC would be interested in including the study with the Comprehensive Plan since Storm Water Management was one of our Emerging Trends and Critical Issues. Rather than co-sign the letter with the EAC, B. Gutowski and J. Mascaro will draft a response letter to the BOC in reference to the EAC Letter with the PC's position.

Proposed Zoning Amendment for Boorse Tract, Oreland changing zoning district from Age-Qualified "AAA-AQ" to Age-Targeted "AAA-AT"

The PC discussed a comparison of the AAA-AQ and AAA zoning. The Boorse Tract was originally zoned AA, and rezoned AAA overlay. Many PC members that were on the PC when AAA was developed did so recognizing the need that was brought forth from the previous Comprehensive Plan. The AAA created open space and cluster zoning which allowed for better setbacks and the same density.

The PC have advised the BOC that the AAA-AQ and its proposed revision to AAA-AT are out of step with the Township's Comprehensive Plan, the Township's intent to preserve its neighborhood character and out of step with the Township's urgent need to take every opportunity to effectively manage storm water, to provide for recreational opportunities, to conserve significant open space and cultural resources and manage traffic congestion. PC advised against the substantive increase in density permitted by the AAA-AQ and the proposed AAA-AT.

Another difference between the proposed change from AAA to AAA-AT, is how to apply the density calculation for Single-Family Attached Units based on Net Developable Acreage as described in the AAA, and not based on Gross Tract Area as permitted in AAA-AQ and proposed AAA-AT. The MCPC and STPC and the BOC endorsed this calculation method for the AAA Cluster Zoning.

It is highly unusual for the PC to have a consensus on an issue. Motion by A. Murray and seconded by M. Holland to send representatives to the BOC meeting to reiterate the PC's opposition to allow the developer to change zoning and to seek alternative changes that are improvements in the zoning more like AAA as it should be. B. Gutowski and A. Helwig to attend June 13th 2012 BOC Meeting.

Comprehensive Plan

- 1.) Future Land Use. Has not changed significantly from the previous Comprehensive Plan. It was recommended to entitle the plan as a "Land Use Plan" and that Mixed Use to change to Commercial/Residential. Also to add Natural Resource areas in the pan handle of Springfield Township.
- 2.) Sidewalk Inventory. The PC is to review and send additional comments to J. Holland. Suggestion was made to modify the priority network (grey map) to see how much of the priority network is not done.
- 3.) Review of Community Goals & Objectives. PC Members to review the latest revision for the next PC Meeting.

Motion to adjourn made by A. Murray and seconded by G. Schaefer. All in favor. Meeting Adjourned at 8:56 pm.

Minutes by A. Helwig, Secretary